

State of Idaho

# ***Capitol Mall Master Plan***

*and*

*Courthouse Building  
Remodel Planning*



DPW Project No. 00-006  
November, 2000

## *Credits*

### *State of Idaho*

#### Governor

Dirk Kempthorne

#### Permanent Building Fund Advisory Council

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Dolores Crow, Vice Chairman  
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Engineering and Technical Consultants

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# Contents

	Page No.
Introduction	1
Executive Summary	2
Goals and Objectives	4

## ***Section 1***

### ***Planning and Urban Design*** 7

Mall Identity and Definition	8
Land Use	10
Vehicular Circulation	12
Parking and Public Access	14
Pedestrian Circulation	16
Open Space and Landscape Treatment	18
Utilities and Infrastructure	20
Building and Facility Useage	22

## ***Section 11***

### ***Buildings and Facilities*** 25

Buildings 1-17 (See Tabs)	26
Facility Space Assessment	43
Parking Assessment	48

## ***Section 111***

### ***Capital Improvements*** 51

Short Term Projects and Costs	52
Mid Term Projects and Costs	53
County Courthouse Expansion	55

Appendix Parts A, B, and C  
Under Separate Cover

## *Tab Index*

Building No. Tab No.	Building Name
1	State Capitol
2	Joe R. Williams
3	Len B. Jordan
4	State Parking Garage
5	Pete T. Cenarrusa
6	Division of Public Works
7	Commission for the Blind
8	Alexander House
9	954 Jefferson
10	County Courthouse
11	Supreme Court
12	State Library
13	Industrial Administration
14	3rd Street Annex
15	Assay Office
16	Capitol Park Plaza
17	590 Washington



# *Introduction*

## *Dynamic Document*

The Capitol Mall Master Plan is an inventory and assessment of Capitol Mall facilities and properties as well as a short and long range planning tool. It has been developed to evaluate Capitol Mall buildings and infrastructure, to analyze present and projected user agency needs, and to serve as a planning framework for future capital improvements and property acquisitions. The project has been propelled by a number of factors including the following:

- The need for current and comprehensive facility and property data.
- The ongoing need for additional and / or reconfigured agency floor space.
- The need for Capitol Mall traffic, pedestrian, and parking improvements.
- The state's acquisition of the Ada County Courthouse Building.

Most importantly, the Master Plan is intended to be a "dynamic" document, able to be easily modified, refined, and updated over time. It is essentially an electronic database of building and user agency information in text, numerical, and graphic form. The information will be an invaluable resource in future space planning, capitol improvement planning, and in the development of each agency's 5 year facility needs plan.

## *Mall History*

In 1905, fifteen years after Idaho became the 43<sup>rd</sup> state, the Idaho State Legislature created a Capitol Building Commission to acquire a site for and oversee construction of a new State Capitol Building. Construction on the building began in 1905 and continued over a 15 year period. Since that time, as the needs of state government have grown, additional properties have been acquired and facilities built in what has come to be known as Capitol Mall.

Most of the original buildings used by state government, located east of the statehouse between State Street and Jefferson, have since been replaced with newer structures built following completion of the Idaho State Capitol Plan in 1969. This plan was produced by a consortium of leading architectural firms and established the framework for Capitol Mall as it exists today. Capitol Mall presently includes properties on 20 city blocks. Of the 19 state owned Capitol Mall buildings, 15 are currently in use by the state and 17 are included in this study. These buildings account for nearly one million rentable square feet of floor area.

## *Planning Process*

The Master Planning Team, headed by Leatham-Krohn-Van Ocker, Architects, was retained by the State of Idaho in August of 1999 and began work on Part I of the project shortly thereafter. Part I involved collecting and compiling existing data on all Capitol Mall facilities and agencies in order to precisely define the required scope of the balance of the project. Parts II and III of the project were begun simultaneously in November. Part II involved investigating a broad range of development options for the County Courthouse property and Part III consisted of comprehensive land use and facility space planning for the balance of Capitol Mall properties and facilities.

Supplemental information about Capitol Mall facilities and user agencies was obtained through the use of questionnaires and follow up interviews with departmental representatives. Building plans were generated in electronic format and space utilization was documented and evaluated. Parking throughout the Mall area was assessed, as were a number of planning and urban design issues. Land use, facility, and capital improvement recommendations were formulated in the Spring of 2000, and refined and revised in meetings with Department of Administration personnel and State government leadership.



*State Capitol*



*Alexander House*

# *Executive Summary*

## *Master Plan*

The Capitol Mall Master Plan is both a planning document and facility database. Its purpose is to assess current conditions, project future needs, and chart a course of both short and long term action. As a facility database, Capitol Mall Master Plan is an invaluable planning tool that can be used to aid decision making relative to facilities, space utilization, and capital improvements. Furthermore, given the electronic nature of the database, the information can be easily modified and updated over time. The Capitol Mall Master Plan consolidates facility and user agency information that was heretofore located in a multitude of different areas. The Capitol Mall Master Plan may also serve as a model for the creation of a State-wide Facilities Master Plan at some point in the future.

## *Project Goals*

There are five all encompassing goals for the Capitol Mall Master Plan project. The first goal is to assure the continued viability of Capitol Mall as the administrative center of Idaho State Government. This goal suggests the long term need for adequate land for future facilities, and adequate parking and infrastructure to support those facilities. The second goal is to promote the efficient and effective use of Capitol Mall properties and facilities. Here the importance of wise and fiscally responsible facility and property management is underscored. The third goal is to create an improved sense of Capitol Mall identity and cohesiveness. This goal points to the integral and essential place of departments and agencies in the proper functioning of State government. The fourth goal is to improve accessibility to and circulation between Capitol Mall facilities. Here the importance of State government's accessibility to the public and its cooperative and interdependent nature is recognized. The fifth and last goal is to develop Capitol Mall facility documentation, assessment, and planning tools. This goal reiterates the State's commitment to prudent facility planning and ongoing public accountability.

## *Capitol Mall*

Capitol Mall is a group of State owned facilities and properties on the northeastern edge of downtown Boise. These buildings and grounds are situated on twenty different city blocks. Most of the properties are located to the east of the State Capitol Building north and south of State Street. The most remote facilities are three along Main Street and one at the corner of Jefferson and 9th. The visual and functional spine of Capitol Mall is State Street. State Street also carries one of the highest volumes of car and truck traffic in the Capitol Mall area. This presents a serious safety hazard for pedestrians, particularly those moving between the Statehouse and the Joe R. Williams and Len B. Jordan Buildings. State Street is also located within just a few feet from the rear of the State Capitol Building. The proximity of the Statehouse to a public street and curbside parking presents yet another type of security concern.



*Capitol Mall*



*County Courthouse*



## *Buildings and Parking*

Capitol Mall consists of 19 State owned buildings and 24 State owned surface parking lots. The oldest buildings date to the turn of the 20th Century and the most recent to the late nineteen seventies and early nineteen eighties. Capitol Mall facilities include fourteen buildings housing the State's constitutional officers, their staffs, and departments and agencies representing all three branches of State government; four buildings owned but not currently used by the State; and one parking garage. The fourteen buildings currently used by State departments and agencies account for over 700,000 square feet of useable floor area, nearly 875,000 square feet of rentable floor area, and almost 1,000,000 square feet of gross floor area. Most buildings are at or over capacity. Capitol Mall's one multi-level parking garage has 567 parking spaces. When added to the State's in-use owned and leased surface lots, there are 1,526 off-street parking spaces available for staff and visitor use. The present ratio of parking spaces to floor area and the ratio of parking spaces to the number of FTES greatly exceeds municipal and industry standards.

## *Capital Improvements*

Capitol Mall facilities offer limited room for either internal growth or personnel relocations. Internal growth may account for as many as 113 additional FTES in Capitol Mall facilities by 2005, and as many as 370 by 2010. In addition, there are a number of agencies that presently lease space in the Boise area; many primarily due to lack of space in Capitol Mall facilities. A number of these agencies, divisions, or bureaus should, for reasons of efficiency, economy, or both, be back on Capitol Mall. The need for additional space is compounded when the potential impacts of the possible Capitol Building Renovation Project are considered. To address these space needs, short, mid, and long term capital improvements are proposed. Short term improvements include the renovation and expansion of the County Courthouse building, a new parking structure on Washington Street, and Phase 1 of a plan to convert a portion of State Street to a pedestrian concourse. Short term cost projections are estimated at approximately 24 million dollars. Mid term improvements include either a new office tower on the north side of the Pete T. Cenarrusa Building or a new low-rise office building on the State Library Block, and Phase 2 of the pedestrian concourse development. Mid term cost projections are estimated between 11 and 17 million dollars. Long term capital improvement options include multi-use development at the east and west ends of Capitol Mall.

## *County Courthouse*

The County Courthouse Building was purchased by the State of Idaho at the end of 1999. The historic 1939 Works Progress Administration building provides the State with the opportunity to address future space needs, develop additional meeting, conference and reception spaces, and put to State use what had been an island of county government within Capitol Mall. The renovation and expansion plan calls for a four story plus basement addition on the north side of the building facing State Street. This addition will result in a much improved State Street facade and major entrance, allow the development of better vertical circulation and handicap accessibility within the building, and facilitate construction of a below grade connection to the Capitol Mall tunnel system. Very long term, the opportunity exists to develop two additional freestanding buildings on the south side of the existing structure.



*Capitol Mall Improvements*



*County Courthouse Expansion Concept  
View from State Street*

# ***Master Plan Goals and Objectives***

## ***Goal I***

Assure the continued viability of Capitol Mall as the administrative center of Idaho State Government.

### ***Objectives***

- Identify potential development sites within the Capitol Mall area to provide land for both short and long term projected facility space needs.
- Develop new facilities and remodel existing facilities to allow for maximum functional flexibility and potential use by a variety of State agencies.
- Provide adequate off street parking in conjunction with any and all new Capitol Mall office space development.
- Upgrade antiquated and inefficient infrastructure and utility systems and make provisions for new technologies.

## ***Goal II***

Promote the efficient and effective use of Capitol Mall property and facilities.

### ***Objectives***

- Preserve larger tracts of developable land for major, large scale and/or long term development needs.
- Equitably allocate Capitol Mall space to departments and agencies through the use of standardized procedures and formulas.
- Locate agencies in State owned Capitol Mall space in lieu of leased space when both functionally appropriate and economically advantageous to the State and the specific agency.
- Minimize duplication of facility common space and amenities by grouping or co-locating agencies and departments with like or compatible missions.

## ***Goal III***

Create an improved sense of Capitol Mall identity and cohesiveness.

### ***Objectives***

- Encourage further development within and discourage future development beyond specifically defined Capitol Mall boundaries.
- Reinforce the concept of "mall" or "concourse" along State Street.
- Develop new buildings to relate functionally as well as aesthetically to both existing and proposed Capitol Mall structures.
- Standardize and enhance urban design features and landscape treatment within the mall area.

---

## ***Goal IV***

Improve accessibility to and circulation between Capitol Mall facilities.

### ***Objectives***

- Decrease the ratio of the number of off-street parking spaces to the number of Capitol Mall employees, and the ratio of the number of off-street parking spaces to the amount of Capitol Mall useable floor area.
- Increase the availability of conveniently located off-street short and long term visitor parking.
- Enhance and expand both above and below grade pedestrian linkages between Capitol Mall facilities.
- Minimize vehicular traffic and related congestion and pedestrian safety problems on State Street

## ***Goal V***

Develop Capitol Mall facility documentation, assessment, and planning tools.

### ***Objectives***

- Develop base line data on all Capitol Mall facilities and agencies.
- Create standardized facility assessment and planning tools and methodologies in easy to use electronic format.
- Use baseline data and developed methodologies to help identify facility needs and plan for agency and department change and growth.
- Utilize facility assessment and planning tools as a framework for the development of a comprehensive, fully computerized statewide facility database.



*State Street Looking West*





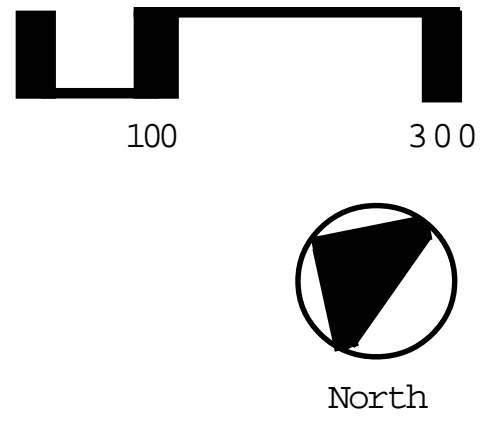
*State Capitol Looking North*



*State Capitol and Capitol Mall  
Looking East*



# Capitol Mall Existing Conditions



- Legend
- Existing State Owned Facility
  - Existing State Owned Land
  - Existing State Owned Parking Lot
  - Existing State Leased Parking Lot
  - Facility Not Currently in Use by State

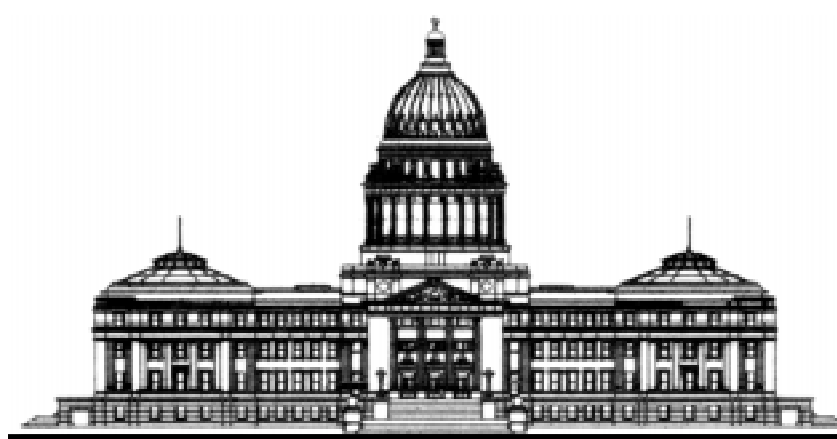
## Existing Facilities

- 1 State Capitol Building
- 2 Joe R. Williams Building
- 3 Len B. Jordan Building
- 4 State Parking Garage
- 5 Pete T. Cenarrusa Building
- 6 Division of Public Works Building
- 7 Comm. for the Blind Building
- 8 Alexander House
- 9 954 Jefferson Building
- 10 County Courthouse Building
- 11 Supreme Court Building
- 12 State Library Building
- 13 Industrial Administration Building
- 14 3rd Street Annex Building
- 15 Assay Office
- \* 16 Capitol Park Plaza Building
- \* 17 590 Washington Building
- \* 18 800 W. State Building \*\*
- \* 19 512 W. Bannock Building \*\*

## Existing Parking

- P1 8th and State
- P2 Joe R. Williams
- P3a Len B. Jordan
- P3b 7th and Washington
- P3c 6th and Washington
- P4 State Parking Garage
- P5 Pete T. Cenarrusa
- P6 Division of Public Works
- P7a Commission for the Blind
- P7b 3rd and Washington
- P8 Alexander House
- P9a 10th and Jefferson
- P9b 10th and Bannock
- P10 County Courthouse
- P11 Supreme Court
- P12 State Library
- P13a Industrial Administration
- P13b 4th and Bannock
- P14a Annex / Job Service
- P14b Annex / Idaho Power
- P15 Assay Office
- \* P16 Capitol Park Plaza
- \* P17 590 Washington
- \* P18 800 W. State \*\*
- \* P19 512 W. Bannock \*\*

\* Department of Lands Endowment Fund Property  
\*\* Facility not included in this study



## Capitol Mall

M A S T E R P L A N



ARCHITECTS



## ***Capitol Mall Context***

*Mall Identity and Definition*

*Land Use*

*Vehicular Circulation*

*Parking and Public Access*

*Pedestrian Circulation*

*Open Space and Landscape Treatment*

*Utilities and Infrastructure*

*Building Useage and Facility Development*

### ***Section 1***



# ***Planning and Urban Design***



# Mall Identity and Definition

## Analysis

- Capitol Mall is the group of State-owned facilities and properties around and including the State Capitol Building. Although the "Mall" is generally thought of as the blocks adjoining State Street between 3rd and 8th, bounded on the north by Washington and on the south by Jefferson, the State's downtown properties are also located on another dozen blocks outside this area. The most remote of these front on Main Street between 2nd and 4th. All blocks that make up Capitol Mall are rectangular and relatively flat. Most streets in the area have two traffic lanes with curbside parking on both sides. Mature trees and well developed landscaping characterize both privately owned and State-owned properties.
- Little in the Capitol Mall area distinguishes State-owned facilities from nearby private facilities except building scale, the amount of adjoining open space, and to a lesser extent, building color and material. Capitol Mall signage lacks uniformity and Mall boundaries or edges are for the most part imperceptible. Motorists and pedestrians have little way of knowing where private sector professional office facilities stop, and where State governmental facilities begin.

## Recommendations

- Create a Capitol Mall District, establish boundaries, and consolidate development of new office and parking facilities within this area.
- Reinforce the "mall" concept along State Street through development of a Capitol Mall pedestrian concourse between 4th and 8th Streets.
- Encourage the continued use of light colored cementitious materials on the exterior of new structures to reflect and complement the precedent set by the Mall's larger buildings.
- Develop a palette of customized pedestrian amenities to give the Capitol Mall District a unique aesthetic character (e.g. benches, planters, trash receptacles, light poles, etc.)
- Develop a Capitol Mall District signage system to include standardized mall identification, building identification, informational, and directional signs.
- Develop a comprehensive Capitol Mall District lighting plan to improve and standardize both the quality and character of street, walkway, building, and facade light fixtures and illumination levels.



State Street / County Courthouse and State Capitol

P1



LBJ Building



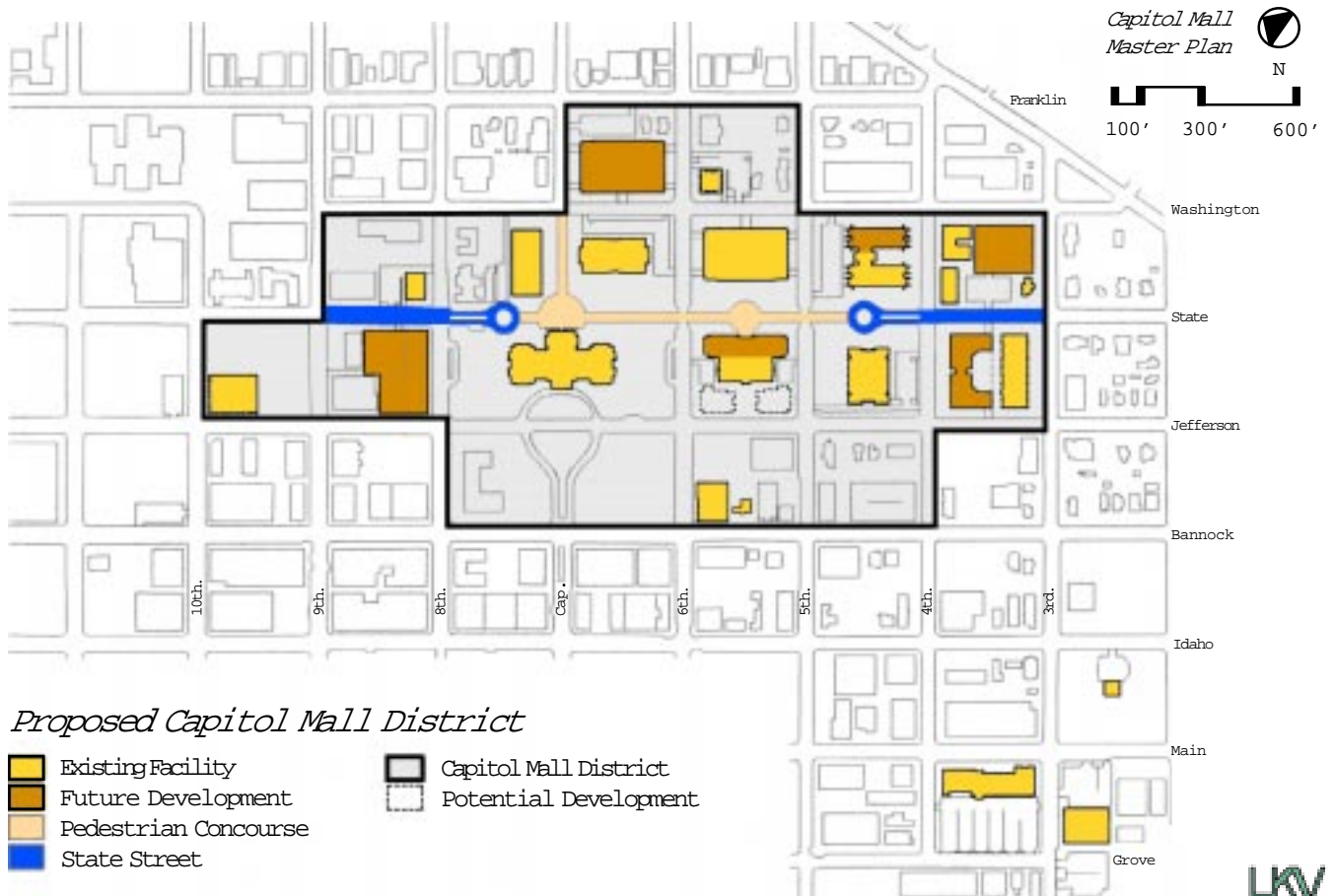
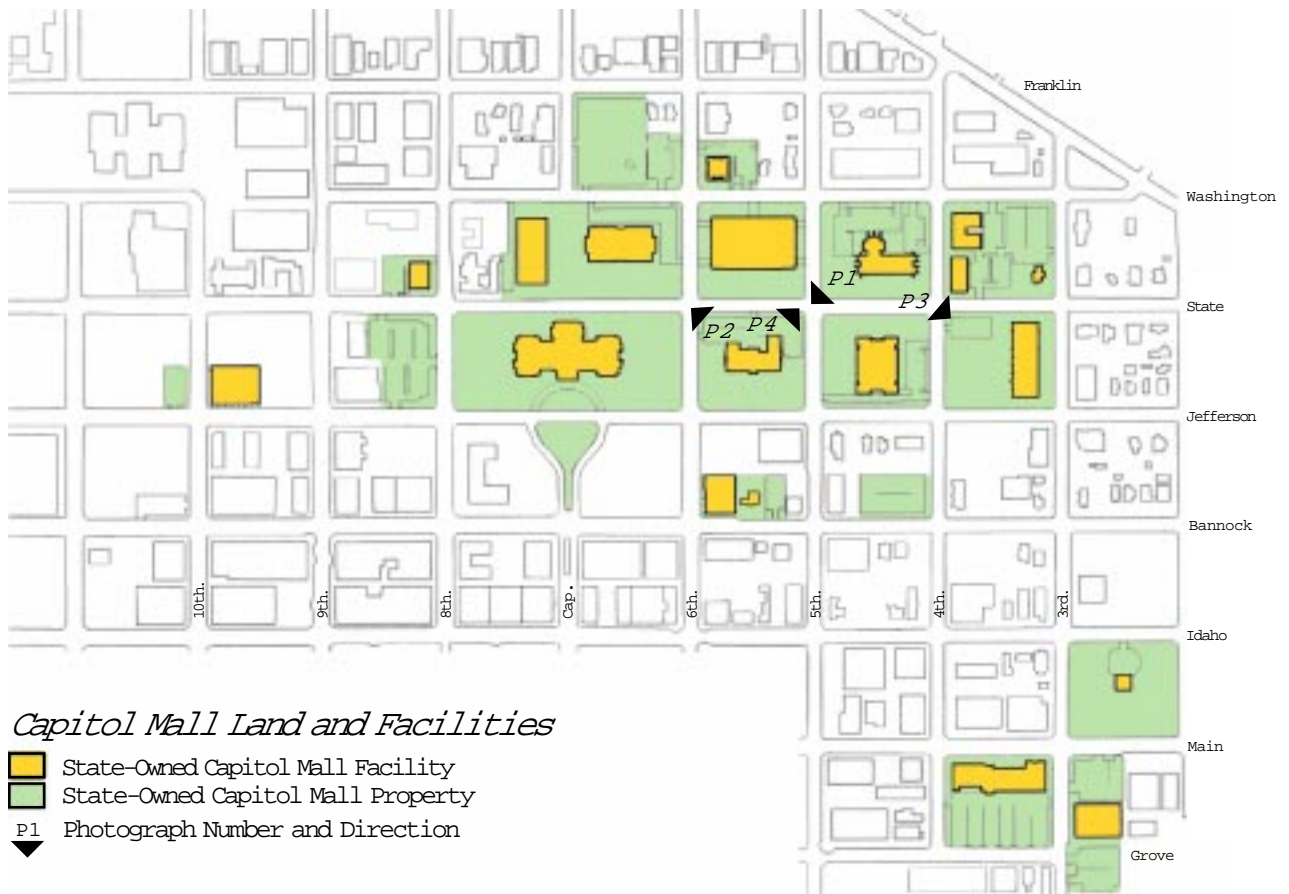
P2 State Library Building

P3



5th and State / Pete T. Cenarrusa Building

P4





# Land Use

## Analysis

- The blocks and properties that comprise what is known as Capitol Mall are located in the Downtown Planning Area and designated as "Mixed Use" in the Boise City Comprehensive Plan. Adopted City policies for this area include those promoting and encouraging a continued mix of uses including governmental offices; development of additional civic open space; implementation of "new urbanism" planning and design principles; and enhancement of street level pedestrian circulation and activity. Existing zoning designations in the Capitol Mall area include A, Open land; C-5, Central Business; L-0, Limited Office; and R-0, Residential Office. While specific land uses surrounding Capitol Mall facilities and properties are predominantly commercial and professional office, other uses including civic, religious and residential also exist.
- Given the size, location, and configuration of existing Capitol Mall facilities, the blocks containing the Statehouse, the Joe R. Williams and Len B. Jordan Buildings, the State Parking Garage, and the Supreme Court Building appear to be developed at or close to their maximum reasonable capacity. By contrast, the 8th Street and Washington Street Parking Lot blocks, the Pete T. Cenarrusa Building block, and both blocks east of 4th Street are presently underutilized and offer the best opportunities for further development.

## Recommendations

- Work with the City of Boise to create a Capitol Mall Zoning District with land use, density, height, setback, parking, and landscaping standards appropriate to large-scale institutional development.
- Locate major new office development required to accommodate agency growth and relocations on blocks adjacent to State Street, with entrances oriented toward State Street wherever possible.
- Locate major new parking facilities at or near the perimeter of the Capitol Mall District, outside the six block core area bounded by Washington, Jefferson, 4th, and 8th Streets.
- Limit new buildings and building additions to four stories in height on the south side of State Street to minimize winter shadows across State Street and across the proposed pedestrian concourse.
- Limit new buildings and building additions to four stories in height on blocks adjacent to the State Capitol block to preserve the pre-eminence and monumentality of the Statehouse.



*Federal Building*

P1



*6th and Franklin (Private Professional Office)*

P2

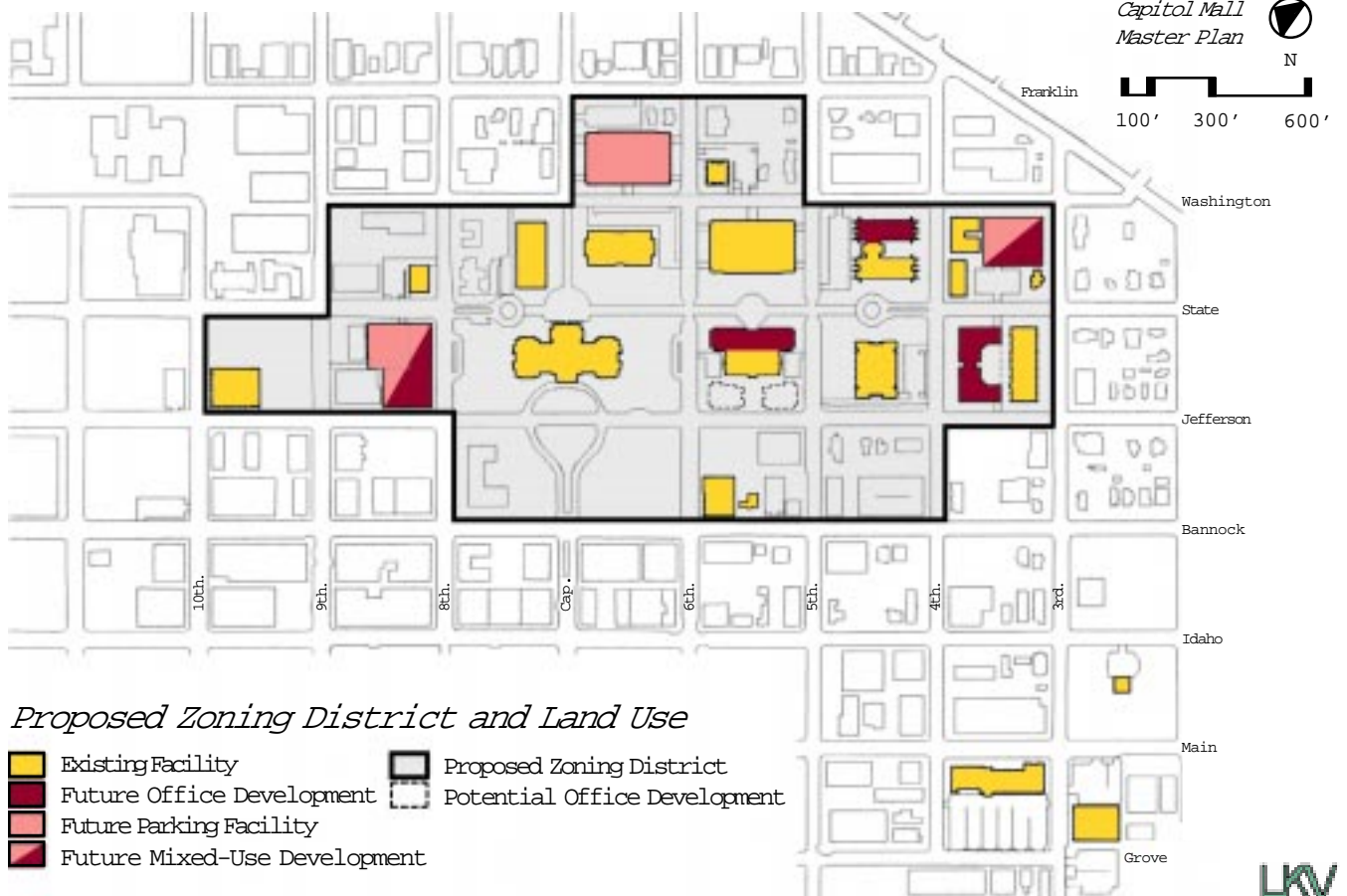


*Old Carnegie Library Building (Private Law Office)*

P3







# ***Vehicular Circulation***

## *Analysis*

- Capitol Mall lies at the eastern edge of the city's one-way grid system. With the exception of State and Bannock, most major Capitol Mall streets are one-way.
- East and west bound traffic in the core area of Capitol Mall is handled primarily by State Street. State Street is two-way, runs immediately behind the Statehouse, and carries a high percentage of east and west bound through traffic. Washington Street, a block north of State, is a little used two-way street that's discontinuous at Ninth. Jefferson Street, a block south of State, is one-way west bound, runs immediately in front of the Statehouse, and transitions to residential at the west end of the Central Business District. South of the Mall's core area, east and west bound traffic is handled by a one-way couplet consisting of Main and Idaho Streets.
- North and south bound traffic in the Capitol Mall area is also handled by one-way couplets; the 8th / Capitol Blvd. and 9th Street couplet and the 5th and 6th Street couplet. Of the two, the former carries a higher percentage of through traffic as a result of better access to North End neighborhoods and the Downtown Core.
- The volume of traffic on State Street behind the State Capitol Building creates serious congestion and pedestrian safety problems. Washington and Jefferson Streets, by contrast, are underutilized and have the potential to form an effective east and west bound one-way couplet.

## *Recommendations*

- Develop a one-way Washington/Jefferson Street couplet between Fort and 9th Streets to divert cross-town traffic around rather than through Capitol Mall.
- Close State Street to all but emergency and maintenance vehicles between 4th and 8th Streets to alleviate congestion and safety hazards on the north side of the Capitol Building, and potential congestion at the proposed north entrance to the County Courthouse Building Expansion.
- Add an additional westbound lane to Bannock Street between Capitol Blvd. and 8th Street to divert northbound vehicles from Capitol to 8th at Bannock rather than Jefferson.
- Provide direct and/or convenient vehicular access to new Capitol Mall parking facilities from the proposed Washington/Jefferson couplet.



*State Street Congestion*

*P1*



*Washington Street Looking West*

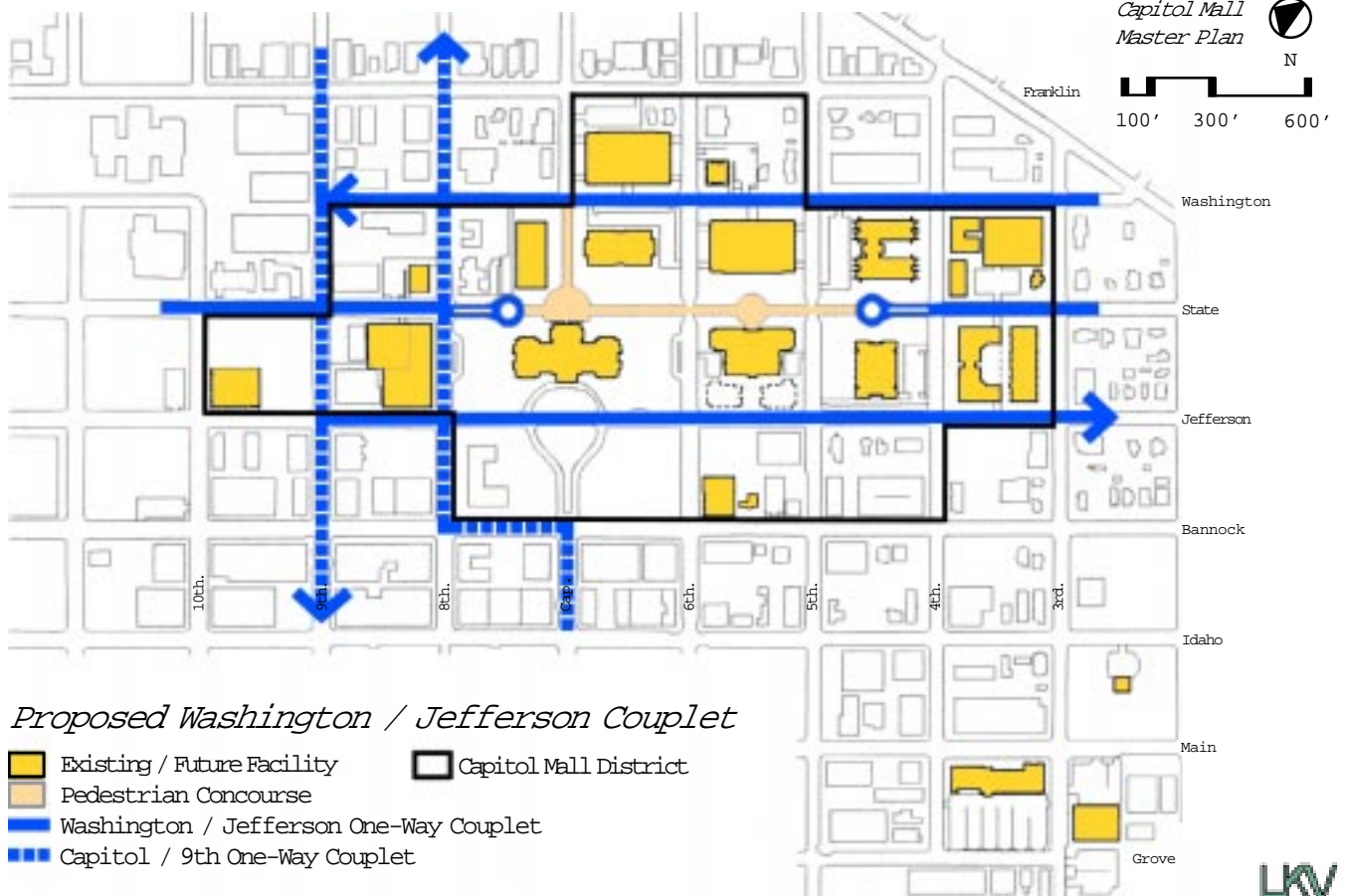
*P2*



*Jefferson Street Looking East*

*P3*







# Parking and Public Access

## Analysis

- Capitol Mall parking consists of the State Parking Garage, approximately 24 surface parking lots, and curbside parking marked and metered by the City. Of the State's roughly 1,600 off-street parking spaces, approximately two thirds are in surface lots and the remaining one third are in the State Parking Garage. The number of Capitol Mall FTEs and other personnel per off-street parking space is approximately 1.47, and the amount of useable Capitol Mall floor area per off-street parking space is approximately 458 square feet. When compared with typical private sector office development, this ratio of floor area to number of parking spaces is quite high, and suggests the need for additional off-street Capitol Mall parking.
- Although a small number of off-street visitor spaces are provided, Capitol Mall relies heavily on metered curbside spaces for short-term visitor parking. Most but not all Capitol Mall buildings have an adequate number of accessible parking spaces within a reasonable distance of at least one building entrance. The Statehouse, 954 Jefferson Building, and Capitol Park Plaza are notable exceptions. Curbside short-term pick-up and drop-off areas for cars, buses, and vanpool vans are generally lacking throughout the Mall. Although Capitol Mall is served by several City bus routes, only one bus shelter exists within the core area.

## Recommendations

- Provide additional off street parking to better meet current demand as well as provide for projected facility expansions.
- Provide new off street employee parking in multi-story or basement parking garages in lieu of developing numerous additional surface lots.
- Develop a new centrally located, multi-story parking facility on the north side of Washington Street between 6th and 7th Streets to meet current and short term needs.
- Plan to develop parking facilities in conjunction with future office development at the east and west ends of the Capitol Mall District to meet long term needs.
- Provide small, off street surface lots at new office facilities for visitor and handicap parking as well as drop off and pick up needs.
- Develop turn-outs on east and west sides of the Capitol Block with curbside pick up, drop off, and short term visitor parking.
- Provide screened loading/service areas at all new Capitol Mall facilities and in conjunction with major building remodels.
- Develop additional bus shelters and bus stop amenities at major intersections throughout Capitol Mall.



State Parking Garage

P1



County Courthouse Parking Lot

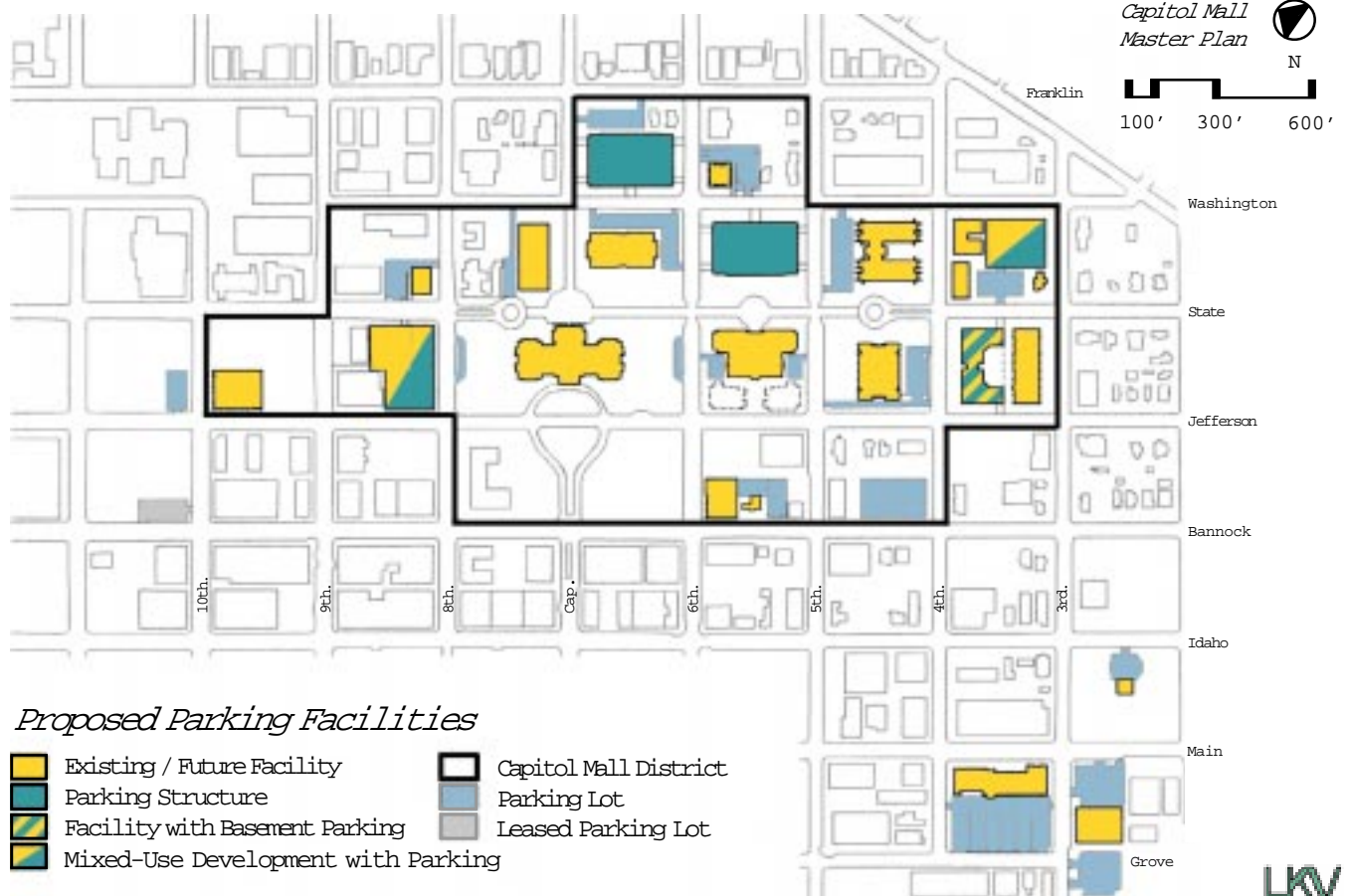
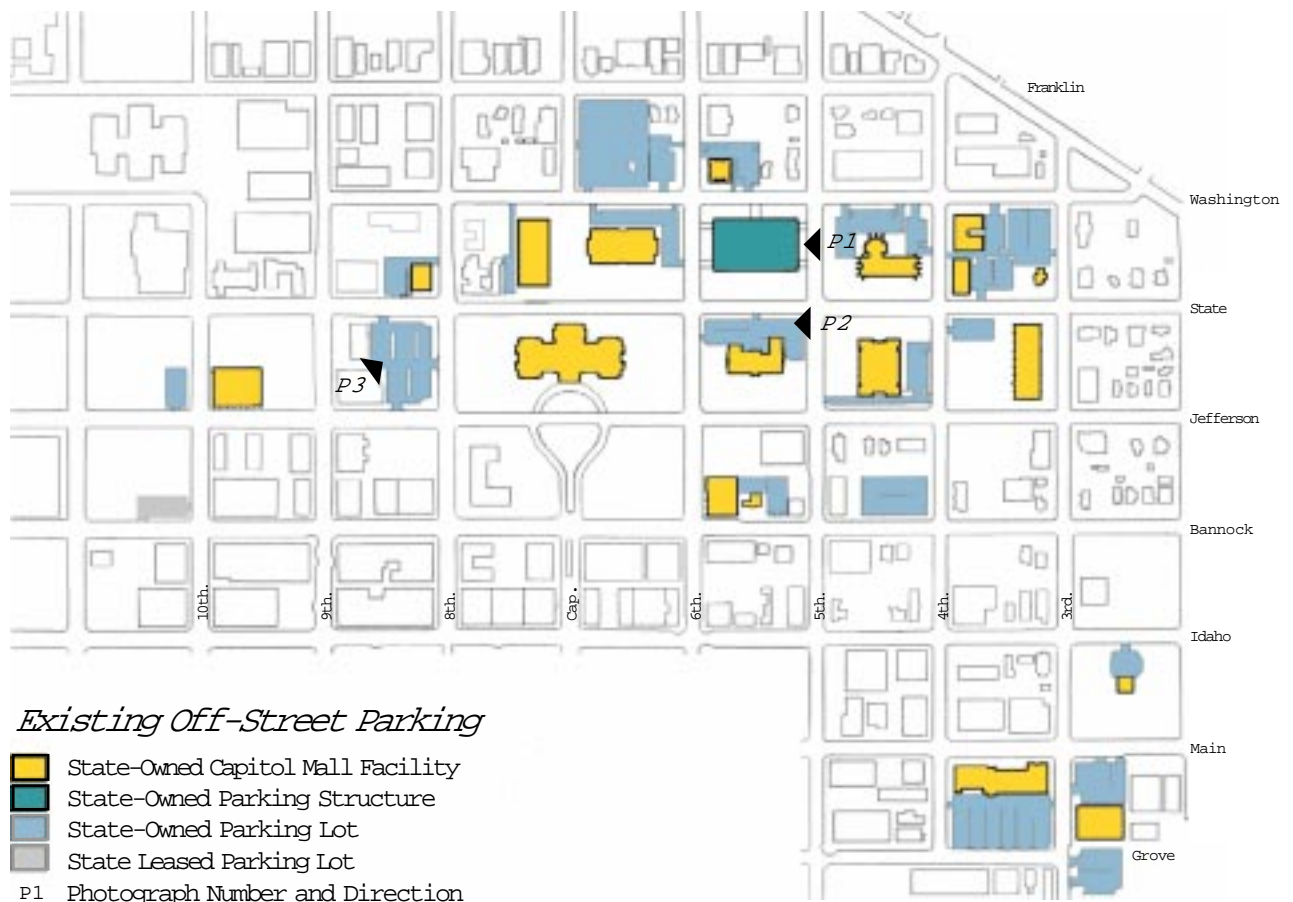
P2



8th Street Parking Lot

P3







# Pedestrian Circulation

## Analysis

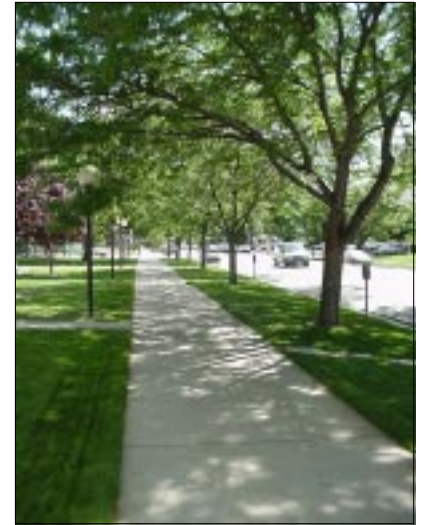
- Pedestrian circulation in Capitol Mall occurs at both street level and below grade. Sidewalks in the public right of way and those within and through blocks are well developed, of adequate width, and in generally good repair. At street level, however, State Street provides a major hindrance to safe and convenient circulation between buildings. 5th and 6th Streets are also hindrances but to a much lesser extent. The only large, hard surfaced congregating space in Capitol Mall is the front of the Capitol. Although many parades, marches, and other functions end at the Statehouse steps, a safe, well-defined, and attractively developed pedestrian linkage between the Capitol and the Downtown Core is lacking. Also lacking is Capitol Mall's namesake, a true, pedestrian oriented "mall" type space not dominated by vehicular traffic.
- Capitol Mall's below grade tunnel system presently connects five of the State's nineteen Capitol Mall facilities. This tunnel provides easy, convenient inter-building circulation during inclement weather and safe circulation in the event of an emergency or disaster, with the possible exception of during localized flooding. The tunnel system should be extended; first to the County Courthouse Building Expansion, then to new Mall parking structures and major new office facilities.

## Recommendations

- Develop a Capitol Mall pedestrian concourse between 4th and 8th Streets to provide a primary pedestrian link connecting major Capitol Mall facilities.
- Incorporate plaza spaces into the pedestrian concourse at building entrance locations and narrow or neck down street paving where the pedestrian concourse crosses north / south-running streets.
- Provide direct and convenient pedestrian walkways from all parking lots and facilities to the pedestrian concourse and adjacent office buildings.
- Connect the existing pedestrian tunnel system to the proposed parking facility on Washington Street and to all new major office and multi-use facilities and additions along State Street and the pedestrian concourse.
- Improve pedestrian linkages to transit locations and between the Capitol Mall District and the Downtown Core via Capitol Blvd., 6th Street, and 8th Street.



Statehouse Sidewalk



P1 5th Street Sidewalk

P2



State Street at Capitol Building

P3

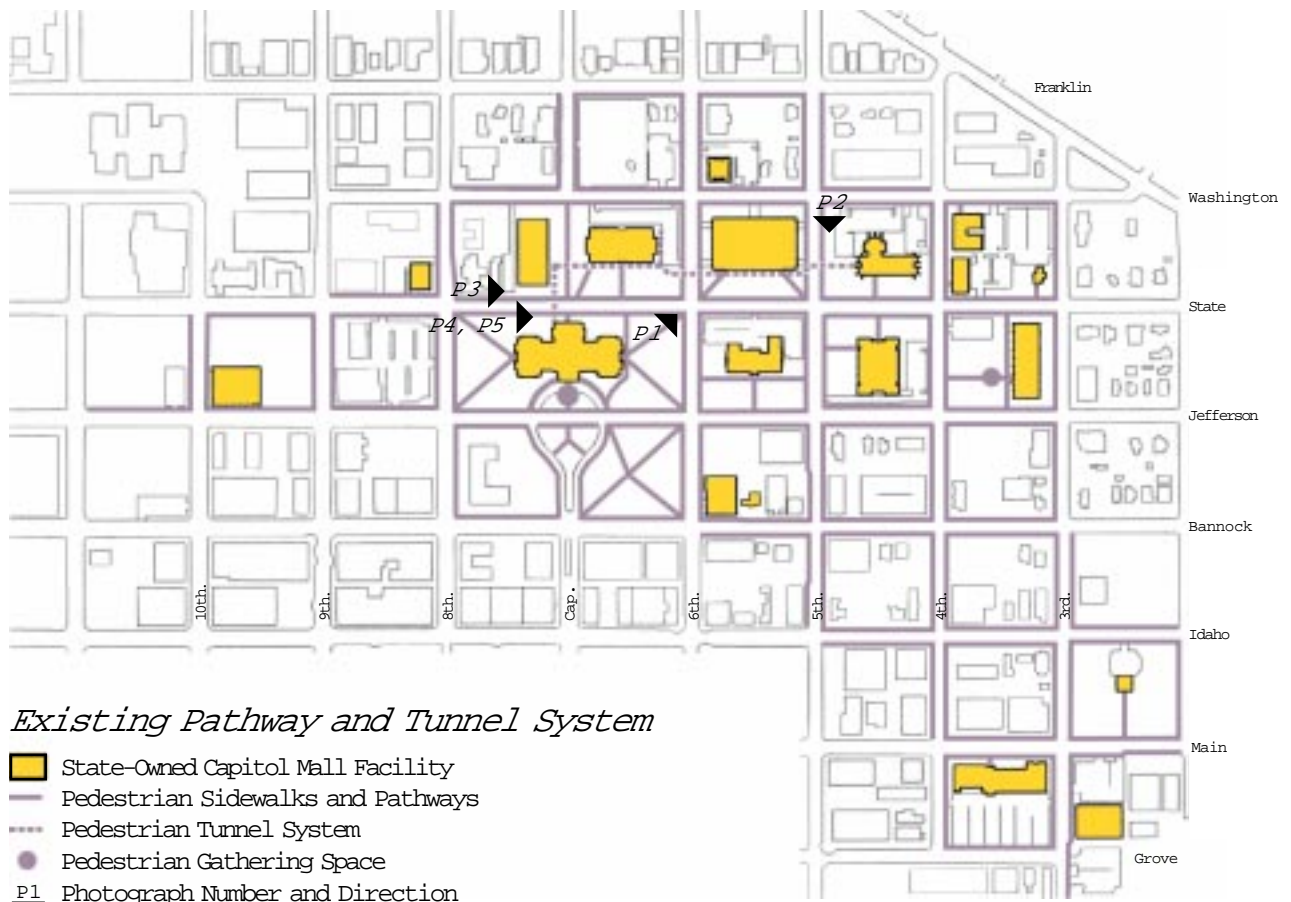


State Street Sidewalk and Crosswalk at Capitol Building



P4, P5





# Open Space and Landscape Treatment

## Analysis

- Landscaped open space is one of the most unifying elements in Capitol Mall. There are six major areas of Capitol Mall open space. These are Capitol Park and the parkway at the terminus of Capitol Blvd.; the east and west lawns flanking the Statehouse; the lawn and plaza space on the south and west sides of the Len B. Jordan Building; the lawn in front of the County Court-house Building; the lawn and fountain in front of the State Library Building; and the Assay Building block. Large expanses of grass and mature trees, primarily deciduous, characterize these "outdoor rooms". Large, hard-surfaced gathering spaces do not exist other than at the Statehouse steps.
- Virtually all Capitol Mall facilities have some degree of landscape treatment, though 954 Jefferson and Capitol Park Plaza rely entirely on street trees in the public right of way. Both building yards and larger areas of open space are attractively landscaped and well maintained. Seasonal plantings add visual interest and variety. A mixture of large canopy and smaller ornamental trees have been used effectively. Street tree plantings, however, lack order, consistency, and fail to make a strong visual statement. The Statehouse is the Mall's primary focal point, but little has been done to accentuate its visibility.

## Recommendations

- Enhance the "campus" character of Capitol Mall through retention of generous landscaped setbacks between buildings and between buildings and adjacent streets.
- Develop design motifs and standards for walkway paving materials and edging, pedestrian amenities, signage, lighting, street tree planting, seasonal plantings, etc.
- Preserve and enhance views and vistas to and from significant buildings and urban design features.
- Surface the proposed pedestrian concourse with two or more complementary paving materials, emphasizing its continuity while accentuating the uniqueness of each individual block.
- Line the proposed pedestrian concourse with deciduous canopy trees punctuated with generous, open plazas at mid-block locations.
- Incorporate a major design feature in the center of each plaza area, i.e. flag cluster, statue, water feature, civic art, etc. and provide permanent seating groups at the perimeter.
- Enhance the landscape treatment on the south side of Washington Street, particularly if the street becomes the west bound leg of a Washington / Jefferson one-way couplet.



Capitol Mall

P1



Capitol Blvd.

P2



Capitol Mall

P3



State Street

P4



JRW Building Entrance Plaza

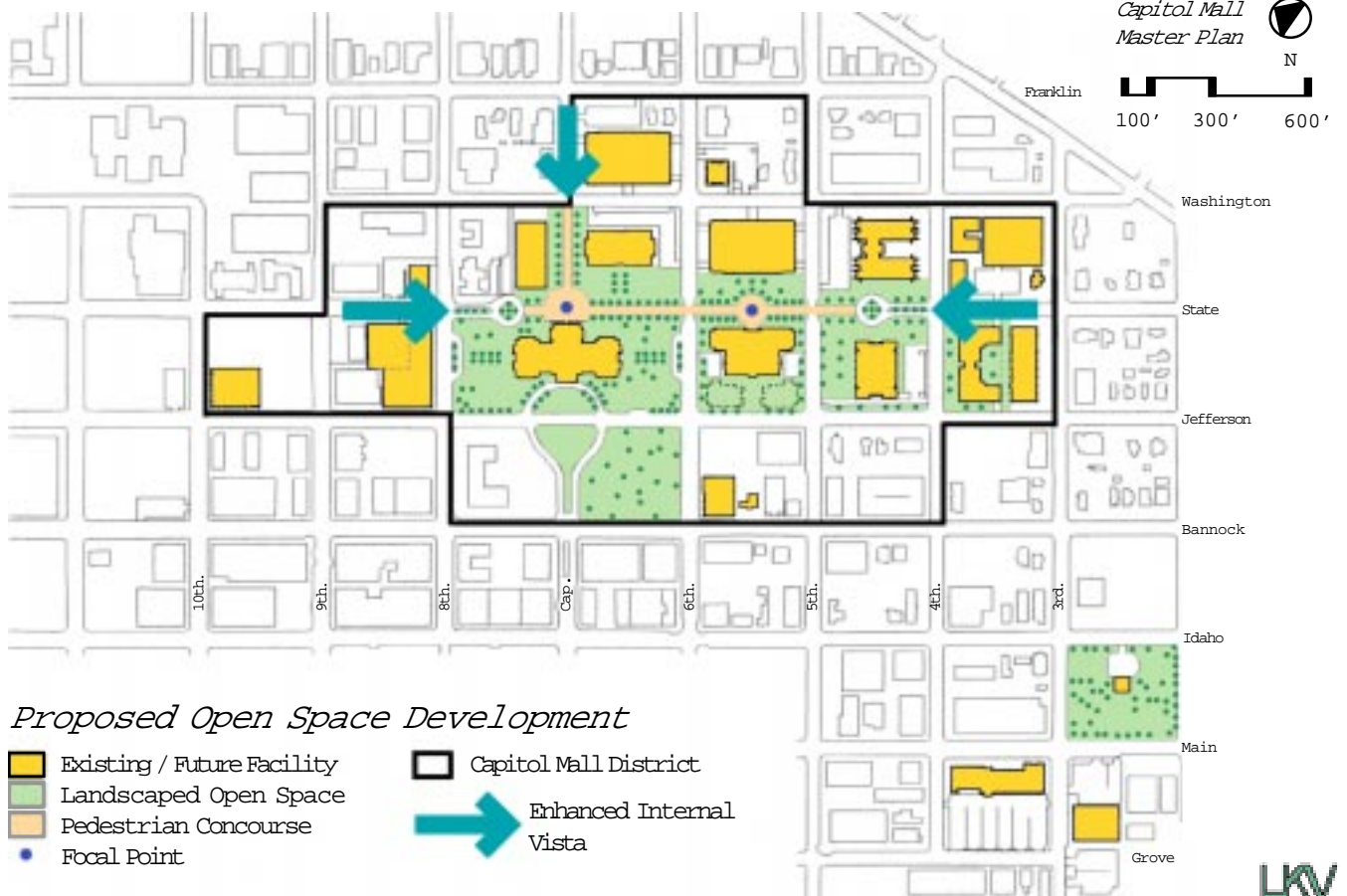
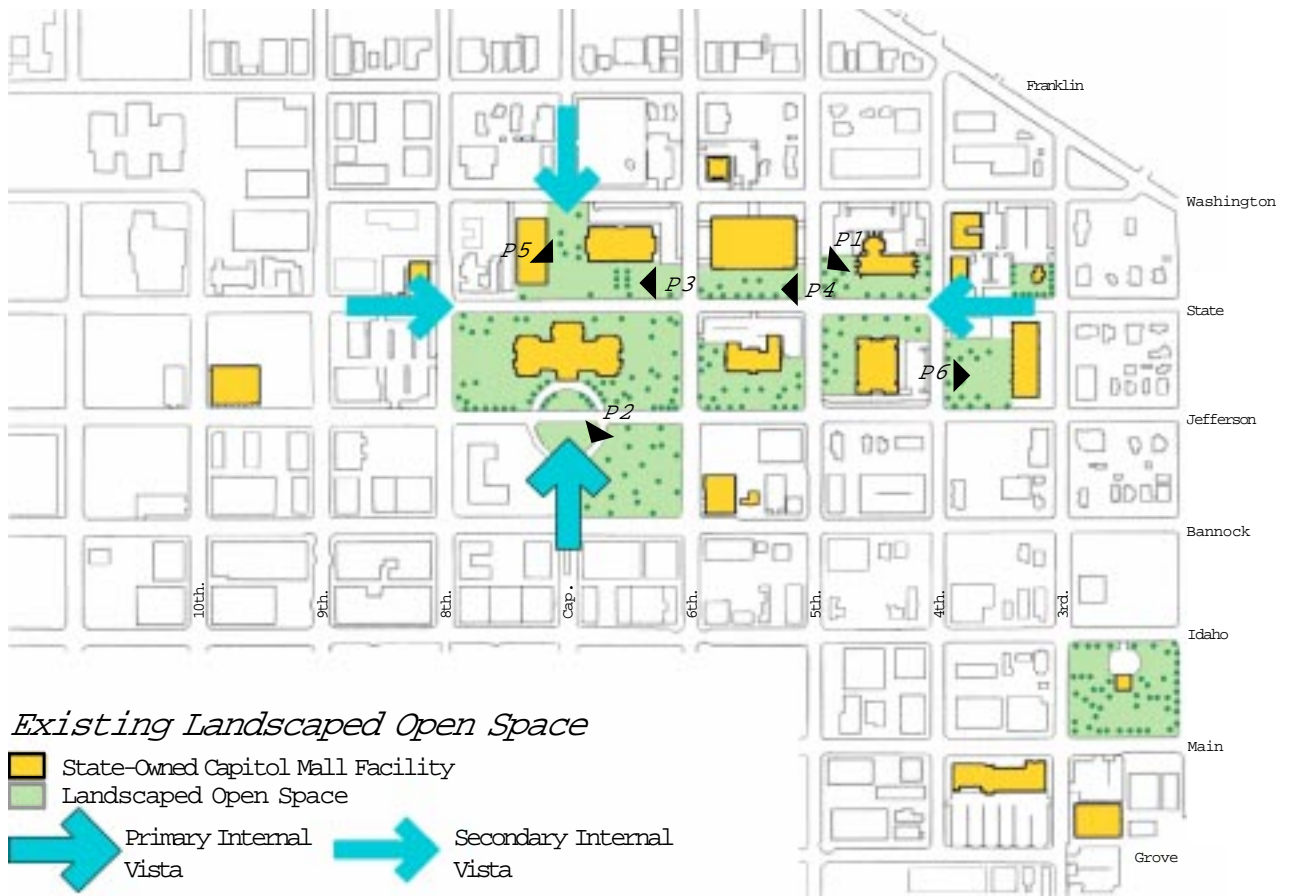
P5



State Library Patio and Fountain

P6







# Utilities and Infrastructure

## Analysis

- Central plant utilities, including chilled water supply and return lines, high pressure steam line, and condensate return line are supplied via the utility tunnel to the State Capitol, Joe R. Williams, Len B. Jordan, Pete T. Cenarrusa, and Supreme Court Buildings. These same utilities are supplied to the State Library Building via underground piping and within the State Parking Garage via internal distribution.
- Geothermal water supply and return lines are supplied via the pedestrian tunnel to the State Capitol, Joe R. Williams, Len B. Jordan, State Parking Garage, and Pete T. Cenarrusa Buildings. Geothermal water is also provided to the Supreme Court Building via the pedestrian tunnel, and the State Library Building and Alexander House via underground piping. The Industrial Administration Building is provided with geothermal water service via the City of Boise and the Assay Office is provided with geothermal water service via the Boise Warm Springs Water District.
- Domestic, fire, and irrigation water is supplied via service lines connected to United Water main lines located throughout the Capitol Mall.
- Natural gas is supplied to state buildings via service lines connected to Intermountain Gas Company main lines throughout the Capitol Mall.
- Sanitary sewer service is provided via service lines connected to the City of Boise sanitary sewer mains located throughout the Capitol Mall.
- Storm water for the state buildings is handled by a combination of on-site storm water management techniques and collection by Ada County Highway District storm drain structures and piping.

## Recommendations

- Relocate or modify existing utility mains, services, and associated structures that conflict with proposed building remodels, pedestrian and utility tunnel expansions, and new building developments. Demolish and remove existing improvements that conflict with proposed development. Replace improvements damaged or altered during construction including curbs, gutters, sidewalks, pavement, landscaping, and irrigation.
- Extend utility services to new buildings and upgrade existing utility services as required for building remodels. Extend utility tunnel and/or pedestrian tunnel to new improvements not currently connected to underground infrastructure. Provide chilled water supply and return, high pressure steam, and condensate return from central plant and geothermal water from the state system to new improvements.
- Provide storm water management system for remodels, new buildings, and new parking facilities. New improvements may be allowed to continue draining storm water to the right of way per historical drainage rights, but may be required to pretreat and retain runoff on site.



State Parking Garage / Central Services

P1



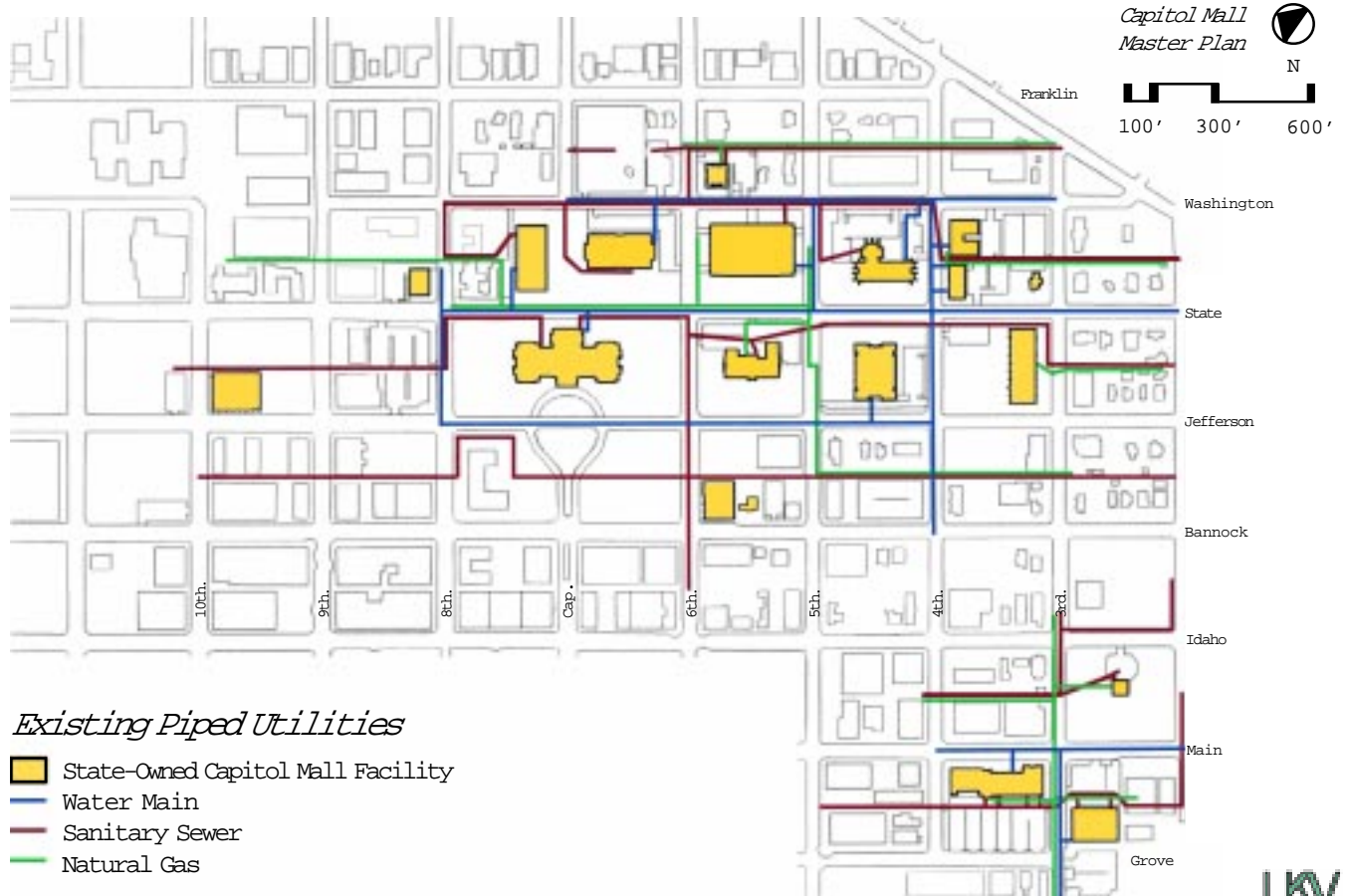
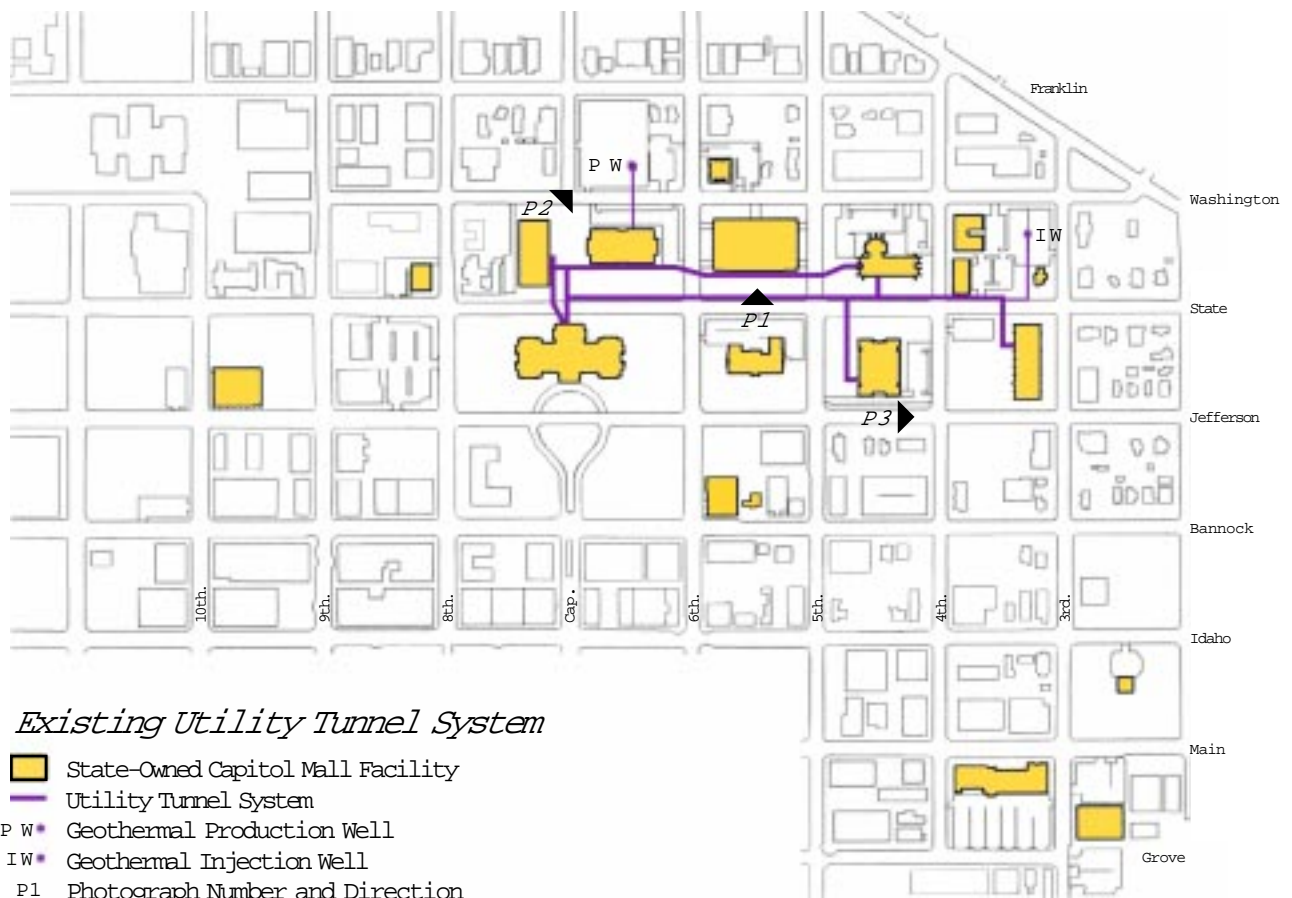
Washington Street Parking Lot / Geothermal Production Well Bldg.

P2



Typical Right of Way Improvements

P3





# ***Building Usage and Facility Development***

## ***Analysis***

- Of the 19 State owned facilities in Capitol Mall, 14 currently house State departments or agencies. The agencies, or portions thereof, that occupy these buildings provide primarily administrative and support service functions within Idaho State government. Most agencies that provide walk-in client services do so from field offices located outside Capitol Mall. A number of departments and smaller self-governing agencies that could benefit from being in a State owned facility and sharing common amenities presently lease space in other parts of the City.
- Most agencies that have a close working relationship with the Office of the Governor and the Legislature are appropriately located in buildings adjacent to the Statehouse. Similarly, most entities that require a high degree of public accessibility are located at ground level.
- Additional general office space is needed within Capitol Mall to meet both present and projected agency needs and to accommodate agencies and departments needing or desiring a Capitol Mall location. Additional meeting and conference space is also needed, especially large hearing rooms and reception spaces.

## ***Recommendations***

- Use existing Capitol Mall facilities and develop new facilities to accommodate departments and agencies requiring close physical proximity to the Executive and Legislative branches of State government.
- Renovate and expand the County Courthouse Building to meet short term needs, develop space adjacent to the Pete T. Cenarrusa or State Library Buildings to meet mid term needs, and develop additional buildings on the Public Works and 8th Street Parking Lot blocks to meet long term needs.
- Locate agencies requiring a high degree of interaction with the Governor and Legislature in buildings close to the Statehouse, and locate agencies requiring regular access by the public in buildings with good street access and availability of parking.
- Locate agencies or portions thereof requiring public accessibility on ground floors, and agencies or portions thereof requiring a high level of security or isolation on above or below grade floors.
- Co-locate smaller agencies in State owned buildings to increase efficiency and share common facilities and amenities.
- Develop major Capitol Mall meeting, conference, and reception spaces in the County Courthouse Building and other multi-tenant buildings.



*Statehouse and JRW, LBJ, and PTC Buildings*



*P1-4*



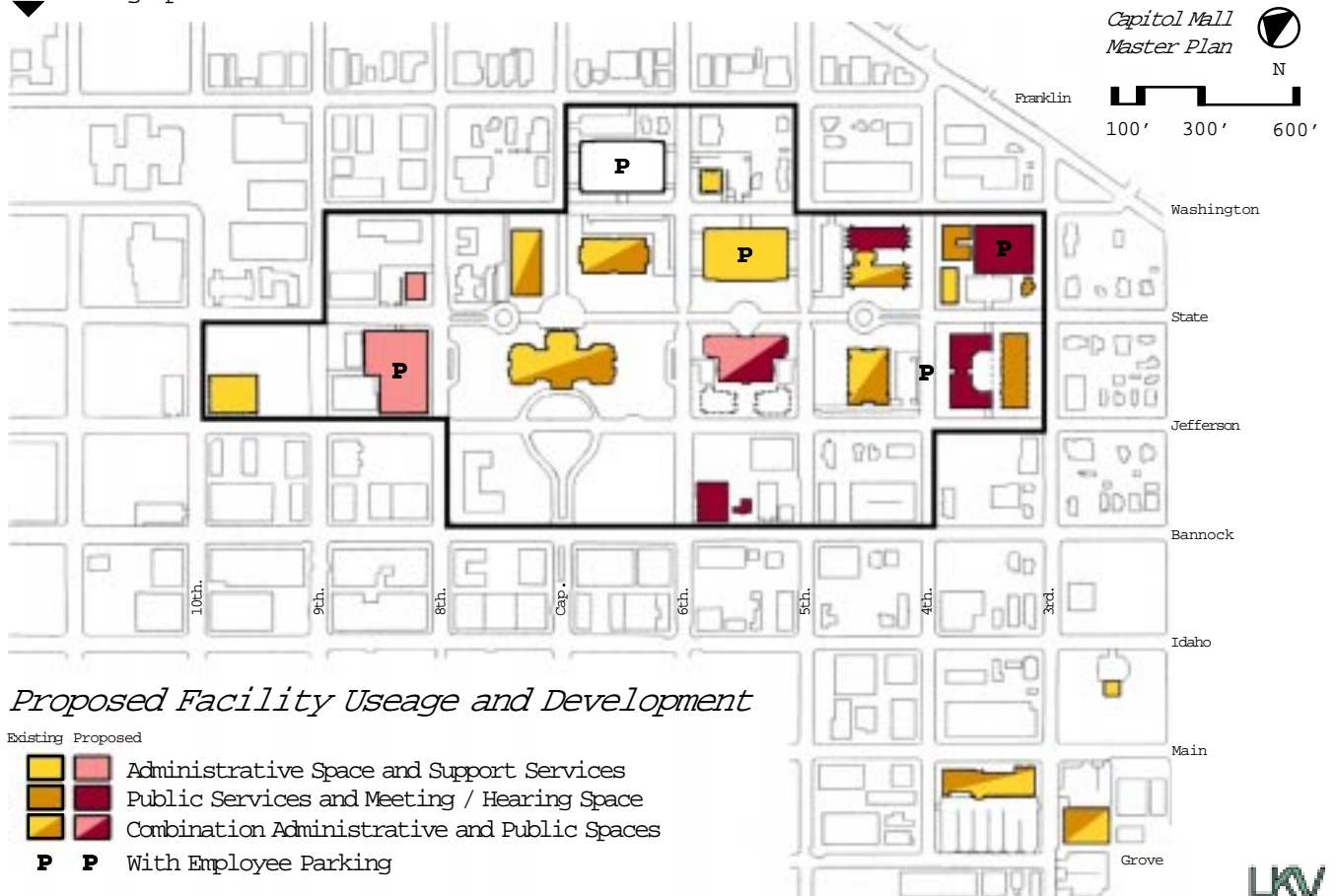
*County Courthouse Building*

*P5-6*



*Future Development on County Courthouse Block*







*State Capitol Building*



*Len B. Jordan Building*



## ***Capitol Mall Buildings***

Building No. Tab No.	Building Name	Useable Sqr. Ft.	Rentable Sqr. Ft.	Gross Sqr. Ft.
1	State Capitol	114,665	157,929	199,583
2	Joe R. Williams	112,803	131,126	141,168
3	Len B. Jordan	68,238	90,540	96,902
4	State Parking Garage	21,479	37,116	41,002
5	Pete T. Cenarrusa	120,258	149,000	169,128
6	Division of Public Works	7,808	9,198	10,845
7	Commission for the Blind	30,300	34,073	39,373
8	Alexander House	2,959	3,307	3,874
9	954 Jefferson	33,333	38,734	41,641
10	County Courthouse	38,641	48,580	64,880
11	Supreme Court	53,140	58,677	64,750
12	State Library	30,849	34,289	36,309
13	Industrial Administration	80,037	92,397	104,054
14	3rd Street Annex	22,467	24,709	25,312
15	Assay Office	5,299	5,337	6,693
16	Capitol Park Plaza	28,470	32,718	34,905
17	590 Washington	4,150	4,834	5,682
Totals		774,896	952,564	1,086,101

### ***Section 11***



# ***Buildings and Facilities***

# State Capitol Building

Building No. 1

700 West Jefferson Street

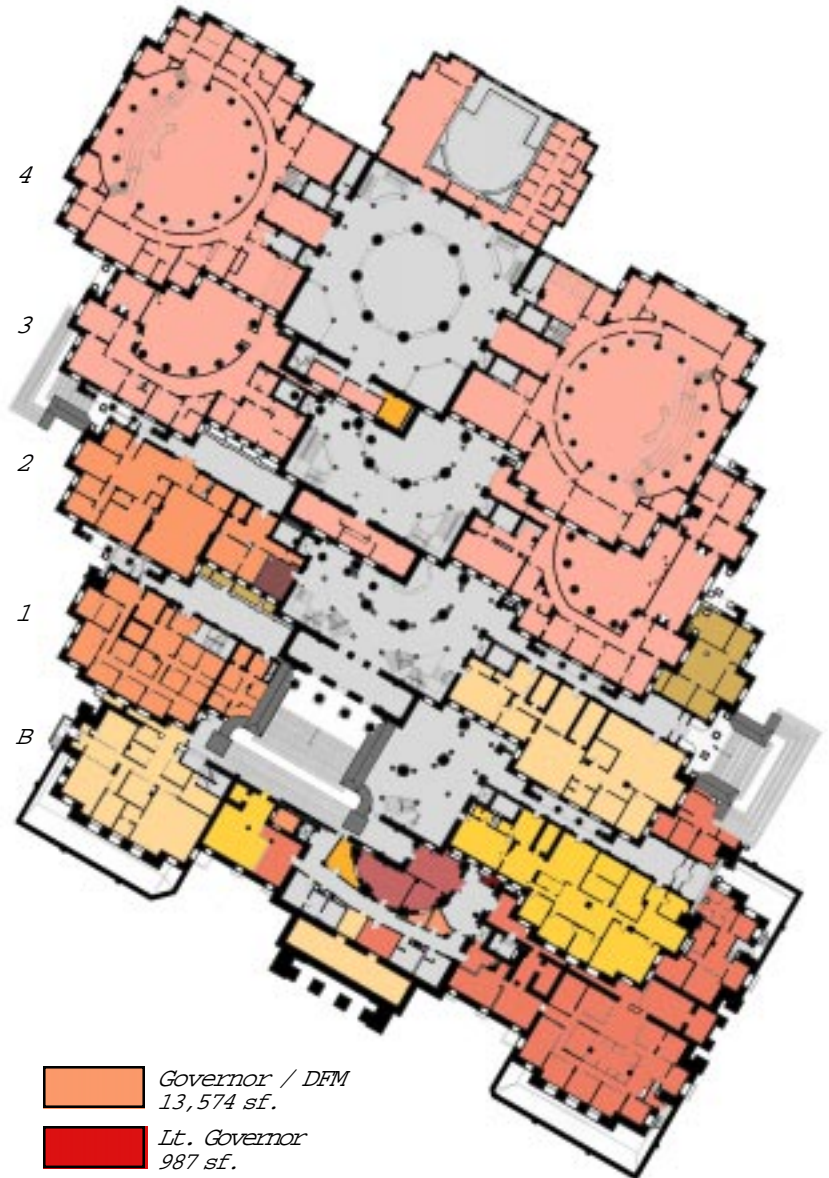


## Description

- Size - 114,665 useable sq. ft.  
157,929 rentable sq. ft.  
199,583 gross sq. ft.
- Floors - 4 plus basement
- Year(s) Constructed - 1905 - 1920
- Architect - Tourtellotte and Hummel
- Construction - Reinforced concrete and steel structure with granite and sand stone exterior and interior marble veneer.
- Recent Remodels / Additions
  - Legislative Services Remodel / 1998
  - Entrance Remodels / 1997, 1992
  - Fire Reconstruction / 1993
  - Accessibility Upgrades / 1990
  - Governor's Office Remodel / 1988
  - House and Senate Remodel / 1985

## Recommendations

- Short and Long Term
  - See Capitol Building Master Plan  
DPW Project No. 99-014



<span style="display: inline-block; width: 20px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span> Governor / DFM 13,574 sf.	<span style="display: inline-block; width: 20px; height: 10px; background-color: #8b4513; border: 1px solid black;"></span> Business Enterprise Prog. 327 sf.
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff0000; border: 1px solid black;"></span> Lt. Governor 987 sf.	<span style="display: inline-block; width: 20px; height: 10px; background-color: #800000; border: 1px solid black;"></span> Assoc. Press / Statesman 849 sf.
<span style="display: inline-block; width: 20px; height: 10px; background-color: #d2b48c; border: 1px solid black;"></span> Attorney General 15,516 sf.	<span style="display: inline-block; width: 20px; height: 10px; background-color: #a52a2a; border: 1px solid black;"></span> IPTV / Joint Press Room 1,878 sf.
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffcc99; border: 1px solid black;"></span> Secretary of State 8,842 sf.	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffcc00; border: 1px solid black;"></span> Legislative Advisors 404 sf.
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ffcc00; border: 1px solid black;"></span> Treasurer 6,058 sf.	<span style="display: inline-block; width: 20px; height: 10px; background-color: #800000; border: 1px solid black;"></span> Historical Society 184 sf.
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9999; border: 1px solid black;"></span> Legislature 48,878 sf.	<span style="display: inline-block; width: 20px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span> Common / Core Area 43,264 sf. (common)
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff6666; border: 1px solid black;"></span> Legislative Services 16,576 sf.	
<span style="display: inline-block; width: 20px; height: 10px; background-color: #663333; border: 1px solid black;"></span> State Police 268 sf.	
<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff6600; border: 1px solid black;"></span> KBSU Radio 324 sf.	



# Joe R. Williams Building

Building No. 2

700 West State Street



## Description

- Size - 112,803 useable sq. ft.  
131,126 rentable sq. ft.  
141,168 gross sq. ft.
- Floors - 5 plus basement
- Year(s) Constructed - 1976
- Architect - Hummel, Hummel, Jones, and Shawver
- Construction - Reinforced concrete with glass curtain walls
- Recent Remodels / Additions
  - Dept. of Insurance Remodel / 1999
  - Legislative Office Space / 1998
  - New Stair Tower / 1997

## Recommendations

- Short Term
  - Consolidate the office of the Attorney General in another Capitol Mall facility and use vacated 4th Floor space to accommodate the growth of other building departments or agencies currently in the building or to house another agency.
  - Relocate Legislative offices and Office of Performance Evaluations to another Capitol Mall facility and use vacated basement space for additional conference, training, and testing space.
- Long Term
  - Upgrade HVAC and temperature control systems to improve building air quality and thermal comfort.



Fifth Floor

Fourth Floor











Third Floor

Second Floor

First Floor

Basement



 State Controller 38,238 sf.	 Business Enterprise Program 508 sf.
 Dept. of Commerce 14,767 sf.	 Div. of Human Resources 10,666 sf.
 Dept. of Finance 9,707 sf.	 Performance Evaluations 1,952 sf.
 Dept. of Insurance 22,493 sf.	 Legislature 5,498 sf.
 Attorney General 8,974 sf.	 Common / Core Area 18,323 sf. (common)

# ***Len B. Jordan Building***

*Building No. 3*

**650 West State Street**






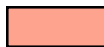





## ***Description***

- Size - 68,238 useable sq. ft.  
90,540 rentable sq. ft.  
96,902 gross sq. ft.
- Floors - 3 plus basement
- Year(s) Constructed - 1969
- Architect - Wayland, Cline, and Snull, Architects
- Construction - Reinforced cast-in-place and precast concrete with glass curtain walls
- Recent Remodels / Additions
  - Air Intake Project / 1998
  - Dept. of Admin. Remodel / 1998
  - Attorney General Remodel / 1996

## ***Recommendations***

- Short Term
  - Consolidate the Office of the Attorney General in another Capitol Mall facility and use vacated basement space to accommodate the Dept. of Admin. Purchasing Division and allow for expansion of the Dept. of Education.
- Long Term
  - Provide for the relocation of Idaho Central Credit Union to street level space in this or another facility.
  - Clean exterior cladding panels and resal joints.



	<i>Dept. of Admin.</i> 10,317 sf.		<i>State Board of Education</i> 4,668 sf.
	<i>Dept. of Education</i> 26,326 sf.		<i>Div. of Vocational Rehab.</i> 4,917 sf.
	<i>I.C. Credit Union</i> 698 sf.		<i>Business Enterprise Prog.</i> 4,112 sf.
	<i>Div. of Professional / Technical Education / G.I.S</i> 10,737 sf.		
	<i>Office of the Attorney General</i> 6,463 sf.		
	<i>Common / Core Area</i> 22,302 sf. (common)		



# State Parking Garage

Building No. 4

550 West State Street



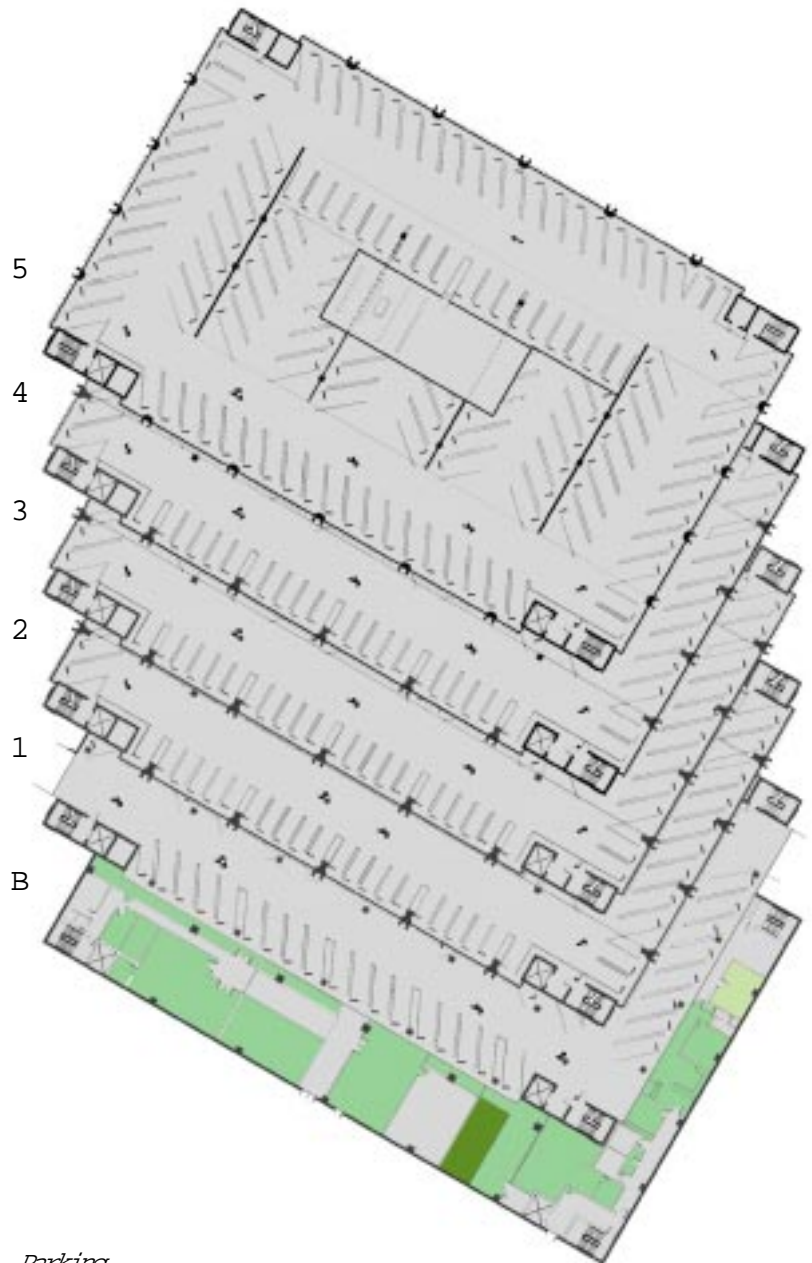
## Description

- Size - 21,479 useable sq. ft. \*  
37,116 rentable sq. ft. \*  
41,002 gross sq. ft. \*
- Floors - 5 plus basement  
(All upper floors parking)
- Year(s) Constructed - 1977
- Architect - Cline, Snull, Hamill  
Associates
- Construction - Reinforced precast and  
cast-in-place concrete.
- Recent Remodels / Additions
  - Copy Center Remodel / 1994
  - Surface Coating Repairs / 1989

*\* Does not include parking levels.*

## Recommendations

- Short Term
  - Repair cracks, corroded connections,  
and other weather related structural  
degradation.
- Long Term
  - Reassign parking following construction  
of second parking facility to allow this  
structure to primarily serve the Pete T.  
Cenarrusa Building, the County Court-  
house Building, and other facilities at  
the eastern end of the Capitol Mall.



### Parking

567 Spaces

	Dept. of Admin. 19,682 sf.		Geology / Shorthand 279 sf.
	Dept. of Education 550 sf.		Dept. of Health & Welfare 656 sf.
	Governor 156 sf.		Common / Core Area 15,637 sf. (common)
	Attorney General 156 sf.		

# Pete T. Cenarrusa Building

Building No. 5

450 West State Street

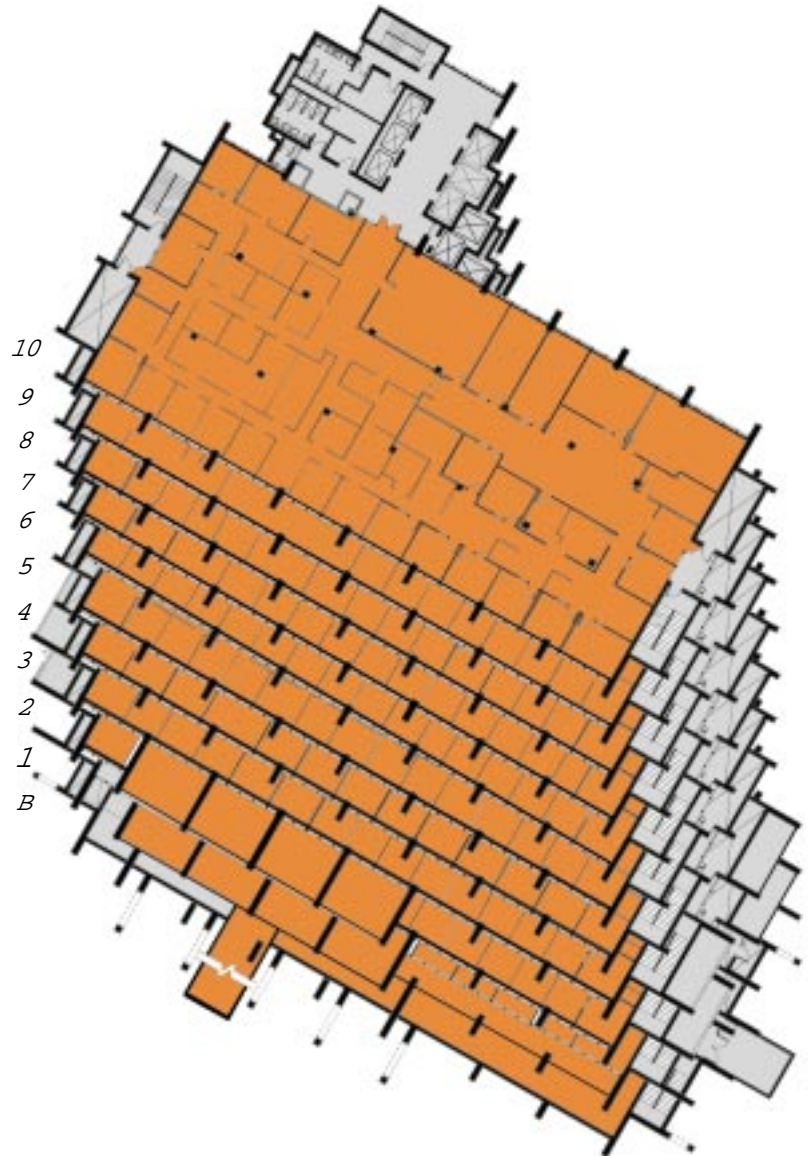





## Description

- Size - 120,258 useable sq. ft.  
149,000 rentable sq. ft.  
169,128 gross sq. ft.
- Floors -10 plus basement
- Year(s) Constructed - 1978
- Architect - Lombard, Conrad, Hiatt Architects, P.A.
- Construction - Composite steel frame with brick exterior
- Recent Remodels / Additions
  - Computer Room Remodel / 1998
  - Building Remodel / 1990
  - First Floor Remodel / 1988

## Recommendations

- Short Term
  - Modify space planning and partitioning as required to accommodate ongoing program changes within the Dept. of Health and Welfare.
- Long Term
  - Relocate Northwest Power Planning Council into similar, north facing space in new North Tower and use vacated Third Floor space to better accommodate the Dept. of Health and Welfare.



-  Department of Health and Welfare  
118,127 sf.
-  Northwest Power Planning Council  
2,131 sf. (north side, 3rd Floor)
-  Common / Core Area  
28,742 sf. (common)



# Public Works Building

Building No. 6

502 North 4th Street



## Description

- Size - 7,808 useable sq. ft.  
9,198 rentable sq. ft.  
10,845 gross sq. ft.
- Floors -1 plus basement
- Year(s) Constructed - 1921
- Architect - Tourtellotte and Hummel
- Construction - Concrete and unreinforced brick with brick veneer
- Remodels / Additions
  - HVAC Upgrades / 1995
  - Accessible Lift / 1988
  - Interior Stairway / 1987
  - Interior Remodel / 1983

## Recommendations



- Short Term
  - Conduct structural evaluation to determine adequacy of brick attachment and degree of hazard posed by chimney structure and take remedial action as warranted.
- Long Term
  - Connect building to future tunnel system expansion when extended to new mixed use development on northeast corner of block.

First Floor



Basement



-  Department of Administration  
Division of Public Works  
7,808 sf.
-  Common / Core Area  
1,390 sf. (common)

# *Commission for the Blind Bldg.*

*Building No. 7*

**3 4 1   W e s t   W a s h i n g t o n   S t r e e t**






## ***Description***

- Size - 30,300 useable sq. ft.  
34,073 rentable sq. ft.  
39,373 gross sq. ft.
- Floors -5
- Year(s) Constructed - 1920
- Architect - Tourtellotte and Hummel
- Construction - Concrete and unreinforced brick with brick veneer.
- Recent Remodels / Additions
  - Brick Repairs / 2000
  - Upgrade Fire Escape / 1995
  - Window Replacement / 1992

## ***Recommendations***

- Short Term
  - Conduct structural investigation to determine degree of hazard from brick veneer and north entrance canopy and take corrective action as required.
- Long Term
  - Upon determination of long term building use, upgrade building structure and systems in accordance with Life Safety Study conducted by Cole Associates, Architects in 1999.



-  *Commission for the Blind*  
28,234 sf.
-  *Business Enterprise Program*  
2,066 sf.
-  *Common / Core Area*  
3,773 sf. (common)



# Alexander House

Building No. 8

304 West State Street





## Description

- Size - 2,959 useable sq. ft.  
3,307 rentable sq. ft.  
3,874 gross sq. ft.
- Floors - 2 plus basement
- Year(s) Constructed - 1897
- Architect - Unknown
- Construction - Wood frame with lap siding
- Recent Remodels / Additions
  - Painting / 1992
  - Remodel / 1987
  - Restoration / 1981

## Recommendations

- Short Term
  - Relocate Commission on the Arts and convert building to facility for small receptions and official gatherings.
  - Paint exterior siding and trim.
- Long Term
  - Monitor structure for dryrot, termites, and other structural threats and take remedial action as required.



-  Commission on the Arts  
2,959 sf.
-  Common / Core Area  
348 sf. (common)

# 954 Jefferson Building

Building No. 9

954 Jefferson Street



## Description

- Size - 33,333 useable sq. ft.  
38,734 rentable sq. ft.  
41,641 gross sq. ft.
- Floors - 2 plus partial basement
- Year(s) Constructed - Unknown
- Architect - Unknown
- Construction - Cast in place concrete with brick veneer
- Recent Remodels / Additions
  - HVAC Upgrade / 1998
  - Interior Remodel / 1995

## Recommendations

- Short Term
  - Improve security and control access to both building agencies.
  - Secure additional employee and visitor parking when State's lease of 10<sup>th</sup> and Bannock Parking Lot expires.
  - Perform structural analysis of building to determine adequacy of masonry walls and veneer to resist seismic forces.
- Long Term
  - Relocate Department of Juvenile Corrections to larger facility closer to Capitol Building.



Department of Lands  
26,159 sf.



Department of Juvenile Corrections  
7,174 sf.



Common / Core Area  
5,401 sf. (common)





# County Courthouse Building

Building No. 10

514 West Jefferson Street

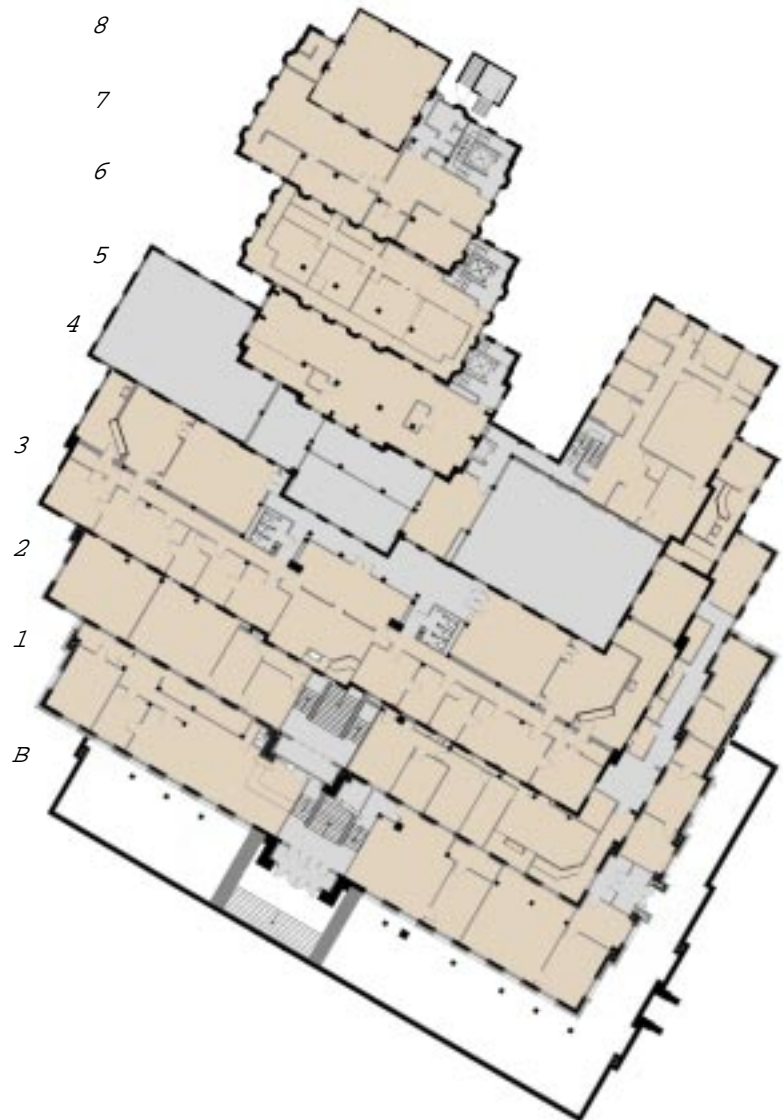


## Description



- Size - 38,641 useable sq. ft.  
48,580 rentable sq. ft.  
64,880 gross sq. ft.
- Floors -8 plus partial basement  
(3 full, 5 partial floors)
- Year(s) Constructed - 1939
- Architect - Wayland and Fennel,  
Tourtellotte and Hummel,  
Associated Architects
- Construction - Reinforced concrete with  
partial stone veneer.
- Remodels / Additions
  - North Addition / Fire Escape

## Recommendations

- Short Term
  - Renovate and expand building per  
County Courthouse Remodel and  
Expansion Plan. See Section III,  
Capital Improvements.
- Long Term
  - Consider development of additional  
free-standing buildings on south side  
of existing structure.



Building is not currently  
in use by the State.

-  Useable Floor Area  
38,641 sf.
-  Common / Core Area  
9,939 sf. (common)



# Supreme Court Building

Building No. 11

451 West State Street



## Description

- Size - 53,140 useable sq. ft.  
58,677 rentable sq. ft.  
64,750 gross sq. ft.
- Floors - 2 plus basement
- Year(s) Constructed - 1969
- Architect - Dropping and Kelly Architects
- Construction - Concrete encased steel columns, concrete floors and roof and concrete walls with marble veneer.
- Remodels / Additions
  - Handicap Ramps / 1989
  - Office Remodel / 1989
  - Security System / 1985

## Recommendations

- Short Term
  - Abate asbestos throughout the building.
  - Upgrade the security system through the installation of secured access and metal detection devices.
- Long Term
  - Connect building to Capitol Mall tunnel system.



- Idaho Supreme Court  
53,140 sf.
- Common / Core Area  
5,537 sf. (common)



# State Library Building

Building No. 12

325 West State Street

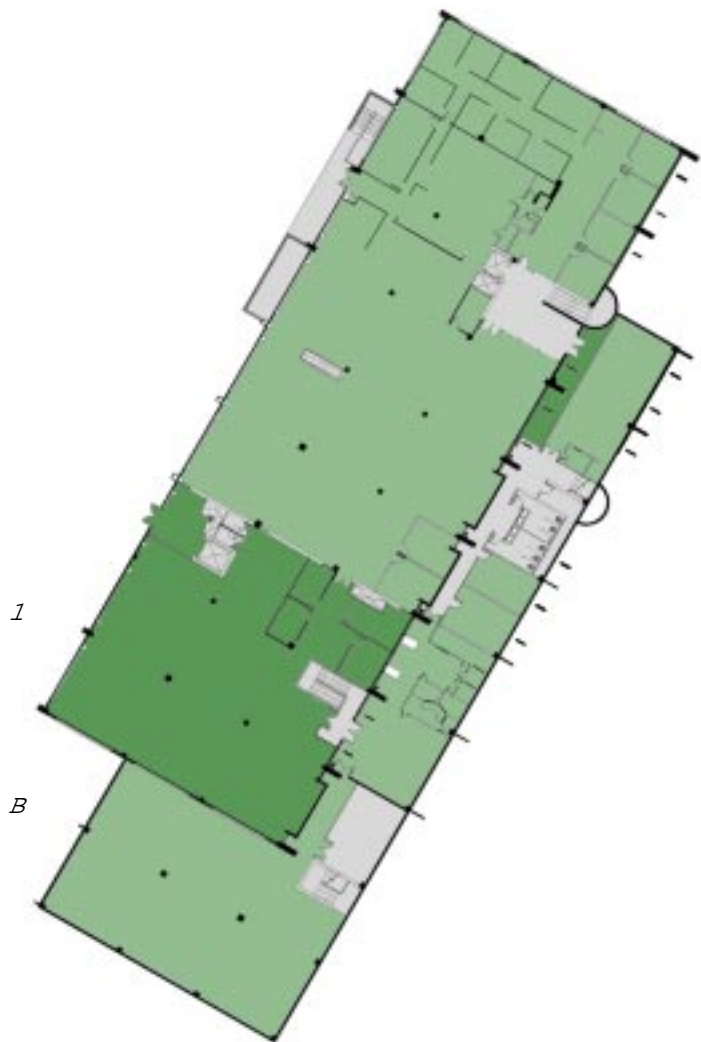





## Description

- Size - 30,849 useable sq. ft.  
34,289 rentable sq. ft.  
36,309 gross sq. ft.
- Floors - 1 plus basement
- Year(s) Constructed - 1969
- Architect - Bradford Paine Shaw
- Construction - Concrete bearing walls with precast, hollow core concrete floor and roof deck.
- Remodels / Additions
  - HVAC Upgrade / 1995
  - Handicap Ramps / 1989
  - Office Remodel / 1988, 1985
  - North Addition / 1977

## Recommendations

- Short Term
  - Investigate structural safety of the building's brick veneer and take remedial action as required.
- Long Term
  - Relocate Historical Society's History Library and Archives to Phase Two of the New State Archives Building and allow State Library to expand into vacated basement and 1st Floor space.



	Idaho State Library 22,567 sf.
	Idaho State Historical Society 8,282 sf.
	Common / Core Area 3,440 sf. (common)



# ***Industrial Administration Bldg.***

*Building No. 13*

**3 1 7   W e s t   M a i n   S t r e e t**







## ***Description***

- Size – 80,037 useable sq. ft.  
92,397 rentable sq. ft.  
104,054 gross sq. ft.
- Floors – 4 plus basement
- Year(s) Constructed – 1956
- Architect – Hummel, Hummel, and Jones, Architects
- Construction – Steel frame with brick veneer
- Remodels / Additions
  - Chiller / 1999
  - Diesel Generator / 1999
  - Industrial Commission Remodel / 1986
  - Remodel and Addition / 1964

## ***Recommendations***

- Short Term
  - Conduct structural lateral analysis of building and make safety improvements as required.
  - Relocate Industrial Commission and use vacated basement, first, and second floor space for Dept. of Labor and small agencies presently leasing space elsewhere in the City.
- Long Term
  - Consider possible disposition of Industrial Administration Building and relocation of Department of Labor to a new facility.



	Department of Labor 53,494 sf.
	Industrial Commission 24,860 sf.
	Business Enterprise Program 1,683 sf.
	Common / Core Area 12,360 sf. (common)



# 3rd Street Annex Building

Building No. 14

219 West Main Street




## Description


- Size - 22,467 useable sq. ft.  
24,709 rentable sq. ft.  
25,312 gross sq. ft.
- Floors - 1 plus basement
- Year(s) Constructed - Unknown
- Architect - Unknown
- Construction - Concrete block bearing walls with wood floor and roof structure.
- Recent Remodels / Additions
  - Job Service Remodel / 1998
  - Basement Remodel / 1998

## Recommendations

- Short Term
  - None
- Long Term
  - As additional space in the Industrial Administration Building becomes available, expand Department of Labor Job Service Office into eastern third of 3rd Street Annex 1st Floor space.



 Useable Floor Area  
22,467 sf.

 Common / Core Area  
2,242 sf. (common)

# Assay Office

Building No. 15

210 Main Street



## Description

- Size - 5,299 useable sq. ft. \*  
5,337 rentable sq. ft. \*  
6,693 gross sq. ft. \*
- Floors - 2 plus basement
- Year(s) Constructed - 1871
- Architect - A. B. Mullett (with Dept. of the Treasury)
- Construction - Stone with wood floor and roof framing
- Remodels / Additions
  - Accessibility Improvements / 1990
  - HVAC Upgrades / 1990
  - Window Replacement / 1990



\* Does not include Storage Building

## Recommendations

- Short Term
  - Install electric hot water heater to supply domestic hot water in lieu of using geothermal water.
- Long Term
  - Consider further installation of double pane insulating glass to reduce heating and cooling loads.



Storage Building not shown

-  Historical Society, Historical Preservation office  
5,299 sf.
-  Common / Core Area  
38 sf. (common)





# Capitol Park Plaza Building

Building No. 16

360 North 6th Street

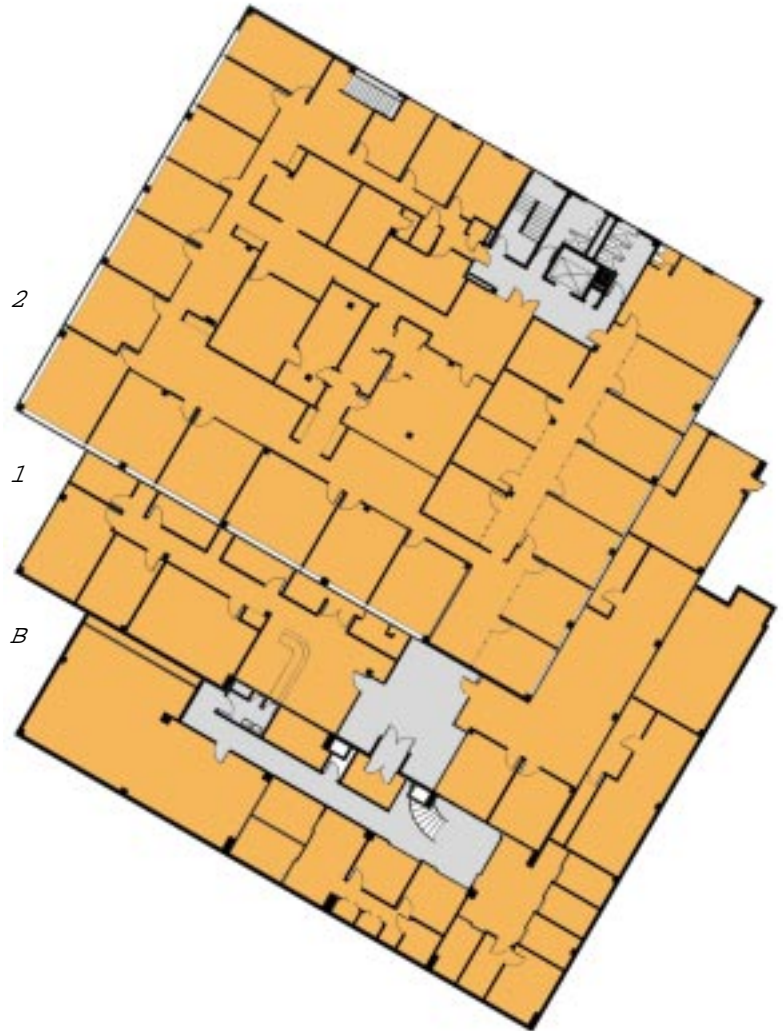


## Description

- Size - 28,470 useable sq. ft.  
32,718 rentable sq. ft.  
34,905 gross sq. ft.
- Floors - 2 plus basement
- Year(s) Constructed - 1950
- Architect - Pietro Belluschi
- Construction - Poured-in-place reinforced concrete with marble veneer
- Remodels / Additions
  - Tenant Improvements / 1988



## Recommendations

- Short Term
  - Maintain building for present tenants.
  - Lease vacant space to State agency or private business.
- Long Term
  - Convert building to State use and remodel as required.



Department of Lands  
Endowment Fund Property

Building is not currently  
in use by the State.

-  Useable Floor Area  
28,470 sf.
-  Common / Core Area  
4,295 sf. (common)

# 590 Washington Building

Building No. 17

590 Washington Street



## Description

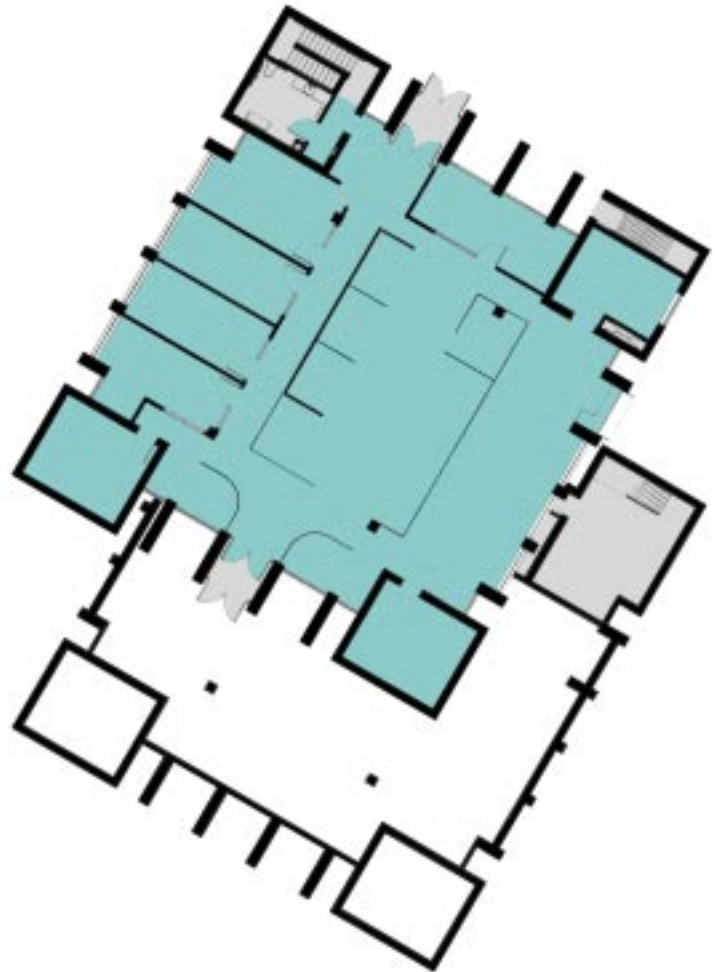
- Size - 4,150 useable sq. ft.  
4,834 rentable sq. ft.  
5,682 gross sq. ft.
- Floors -1 plus partial basement
- Year(s) Constructed - 1969
- Architect - Dropping and Kelly
- Construction - Double wythe brick construction
- Recent Remodels / Additions
  - Interior Remodel / 1999

## Recommendations

- Short Term
  - Install zone dampers in offices for improved temperature control and duct mounted smoke dampers.
- Long Term
  - Replace existing air handling unit, condensing unit, duct heaters, and install fire protection sprinkler system.

1

B



Department of Lands  
Endowment Fund Property



Dept. of Health and Welfare, EMS Bureau  
4,150 sf.



Common / Core Area  
684 sf. (common)



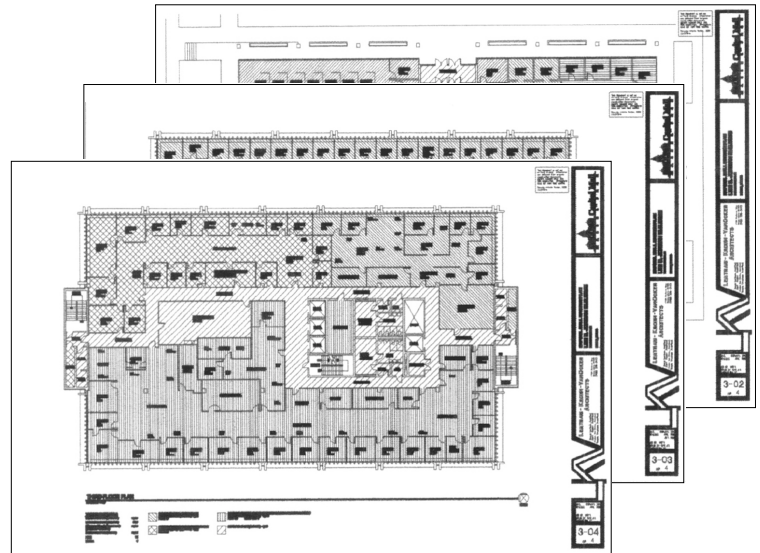
# Facility Space Assessment

## Overview

- Building and space utilization information shown on the preceding pages and in the Facility Space Assessment chart that follows is a synopsis of more detailed information contained in Capitol Mall Master Plan Appendix, Part A. Appendix space data is presented in the form of **building floor plans** and **agency space planning guides**. To simplify and expedite periodic data revisions and updates by State agencies, the database has been developed in an electronic format.

## Explanatory Comments

- Data Accuracy Date** - Agency space utilization and employment data contained in this document reflects Winter 2000 conditions. The document does not reflect changes in space utilization and agency staffing that have occurred between the conclusion of the assessment phase of the project and the publication date of this report.
- Square Footage** - Square footages have been calculated using Building Owners and Managers Association (BOMA) standards. **Gross** floor area is the total enclosed area of a building. **Rentable** floor area is gross floor area less major vertical penetrations such as elevators, stairways, and vertical shafts. **Common** floor area includes spaces such as corridors, washrooms, and janitorial, mechanical, and electrical rooms. **Useable** floor area is rentable floor area less common floor area.
- Remodels and Additions** - Only selected and representative remodels and additions have been listed on the preceding pages. Maintenance projects such as reroofing, routine equipment replacement, and asbestos abatement work have generally not been included.
- Recommendations** - For a more comprehensive assessment of building use and condition, along with related architectural and engineering recommendations, the reader is referred to Capitol Mall Master Plan Appendix, Part A.
- FTEs / Other Staff** - FTE refers to 'Full Time Equivalent' employee. 'Other Staff' refers to contract and non-permanent status employees.
- Square Footage per FTE** - This is a general indicator of space use efficiency. The unique nature of an agency's services and space needs, however, is also a contributing factor and may explain unusually high numbers.
- Recommended Square Footage** - This is a projection of space needs based on existing or anticipated **staff size**, **recommended work space allotments**, and the use of **standardized multipliers** to determine a maximum recommended amount of circulation and other non-assigned space. The numbers are primarily for long range planning purposes. Space required to accommodate agency needs at present location may differ.



Building Floor Plans

Part II - Personnel and Space Projections  
Agency / Department Programming Questionnaire

January, 2000

Space Planning Guide										
Agency / Department: Department of Education					Building Name / No: Len B. Jordan / Building No. 3					
Area, Room, or Space by Position / Function	No. of Full Time Employees			Average Floor Area per Employee (sqr. ft.) *	Total Floor Area per Position / Function (sqr. ft.)					Remarks
	Year 2000	Year 2005	Year 2010		Existing	Recommended	2000(E)	2000(R)	2005(R)	
Department Head	1	1	1	302 *	250	302	250	250	250	Elected Official Office
Division Administrator	1	1	1	209 *	200	209	200	200	200	
Manager	0	0	0	0	144	0	0	0	0	
Bureau Chief	6	6	6	145 *	144	868	864	864	864	
Professional	62	63	66	119 *	120	7,348	7,440	7,560	7,920	
Clerical / Technical	49	50	53	116 **	100	5,692	4,900	5,000	5,300	
Clerical Pool	0	0	0	0	80	0	0	0	0	
Receptionist	0	0	0	0	100	0	0	0	0	
Waiting Area/per person					10					
Conference/per person					15	1,004	1,500	1,500	1,500	Add'l Space Requested
File Storage						201	1,000	1,000	1,000	Add'l Space Requested
Work / Copy / Fax Rm						1,301	1,301	1,301	1,301	
Classroom/per person					30	188	188	188	188	
Group Rm/per person					30					
Therapy Rm/per person					30					
Library						1,302	1,302	1,302	1,302	
Mail Rm										
Computer Rm						533	533	533	533	
Kitchen / Break Rm						693	693	693	693	
Laboratory / Shop										
Equip. / Supply Storage						1,947	2,700	2,700	2,700	Add'l Space Requested
Circulation						2,447	5,489	5,542	5,700	Recommended = 84% of assigned
Unassigned (1)						793	1,372	1,385	1,425	Recommended = 8% of assigned
Other						1,498	1,830	1,847	1,900	Recommended = 8% of assigned
Total No. of FTEs	119	121	127	Total Floor Area (sqr. ft.)		26,326	31,562	31,865	32,776	
Total No. of Other Staff	5	5	5	**Predominantly Hard Wall Space						

(1) Includes Space for (S) Contract / Non-Permanent Staff

Capitol Mall Master Plan, Agency / Department Programming Questionnaire

Page 2 of 2

Agency Space Planning Guides

# Facility Space Assessment

## Existing Conditions

INVENTORY BY FACILITY	Year 2000					
	EXISTING SQR. FT. (1)	FTES (2)	OTHER STAFF (3)	SQR. FT. (Per FTE) (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)
<b>State Capitol Building</b>						
Governor / DFM, Office of	13,574	57	0	238	16,740	(3,166)
Lt. Governor, Office of	987	2	0	494	1,104	(117)
Attorney General, Office of	15,516	42	2	353	15,373	143
Secretary of State, Office of	8,842	33	0	268	9,483	(641)
State Treasurer, Office of	6,058	19	0	319	6,343	(285)
Legislature, House / Senate	48,878	90	56	335	56,000	(7,122)
Legislative Services Office	16,576	60	0	276	18,510	(1,934)
State Police	268	3	0	89	369	(101)
Assoc. Press / Statesman	849	4	3	121	891	(42)
IPTV / Joint Press Room	1,878	5	2	268	2,650	(772)
Legislative Advisors	404	1	0	404	476	(72)
KBSU Radio	324	1	4	65	392	(68)
Hist. Soc. Cap. Ed. Center	184	1	11	15	587	(403)
Business Enterprise Program	327	2	0	164	327	0
Facility Totals	<b>114,665</b>	<b>320</b>	<b>78</b>	<b>288</b>	<b>129,245</b>	<b>(14,580)</b>
<b>J. R. Williams Building</b>						
Controller, Office of	38,238	110	0	348	37,868	370
Commerce, Dept. of	14,767	51	4	268	15,066	(299)
Finance, Dept. of	9,707	45	0	216	9,915	(208)
Insurance, Dept. of	22,493	60	0	375	17,255	5,238
Human Resources, Div. of	10,666	37	0	288	10,948	(282)
Performance Evaluations	1,952	9	2	177	2,250	(298)
Attorney General, Office of	8,974	27	0	332	7,359	1,615
Legislature, House / Senate	5,498	0	23	239	5,498	0
Business Enterprise Program	508	0	0	508	508	0
Facility Totals	<b>112,803</b>	<b>339</b>	<b>29</b>	<b>307</b>	<b>106,667</b>	<b>6,136</b>
<b>Len B. Jordan Building</b>						
Administration, Dept. of	10,317	56	0	184	12,088	(1,771)
Education, Dept. of	26,326	119	5	212	31,562	(5,236)
State Board of Education	4,668	20	0	233	5,039	(371)
Prof. - Tech. Education / CIS	10,737	44	0	244	10,730	7
Vocational Rehabilitation, Div.	4,917	19	0	259	4,568	349
Attorney General, Office of	6,463	29	2	208	7,479	(1,016)
Business Enterprise Program	4,112	8	0	514	4,112	0
Idaho Central Credit Union	698	4	0	175	845	(147)
Facility Totals	<b>68,238</b>	<b>299</b>	<b>7</b>	<b>223</b>	<b>76,423</b>	<b>(8,185)</b>
<b>State Parking Garage</b>						
Administration, Dept. of	19,682	30	2	615	24,452	(4,770)
Education, Dept. of	550	0	0	550	550	0
Governor, Office of	156	0	0	156	156	0
Attorney General, Office of	156	0	0	156	156	0
Geology / Shorthand	279	0	0	279	279	0
Health and Welfare, Dept. of	656	0	0	656	656	0
Facility Totals	<b>21,479</b>	<b>30</b>	<b>2</b>	<b>671</b>	<b>26,249</b>	<b>(4,770)</b>

Existing Conditions Continued on Page 46



## 5 and 10 Year Projections

INVENTORY BY FACILITY	Year 2005			Year 2010		
	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)
<b>State Capitol Building</b>						
Governor / DFM, Office of	63	17,739	(4,165)	69	18,629	(5,055)
Lt. Governor, Office of	2	1,104	(117)	2	1,104	(117)
Attorney General, Office of	45	15,572	(56)	46	15,737	(221)
Secretary of State, Office of	35	9,787	(945)	37	10,091	(1,249)
State Treasurer, Office of	24	7,209	(1,151)	27	8,313	(2,255)
Legislature, House / Senate	146	56,000	(7,122)	146	56,000	(7,122)
Legislative Services Office	60	18,510	(1,934)	60	18,510	(1,934)
State Police	5	414	(146)	7	414	(146)
Assoc. Press / Statesman	8	1,001	(152)	8	1,001	(152)
IPTV / Joint Press Room	9	2,788	(910)	14	2,926	(1,048)
Legislative Advisors	1	752	(348)	1	890	(486)
KBSU Radio	8	557	(233)	8	557	(233)
Hist. Soc. Cap. Ed. Center	23	2,243	(2,059)	42	2,243	(2,059)
Business Enterprise Program	2	327	0	2	327	0
Facility Totals	431	134,003	(19,338)	469	136,742	(22,077)
<b>J. R. Williams Building</b>						
Controller, Office of	115	38,696	(458)	120	39,524	(1,286)
Commerce, Dept. of	61	16,032	(1,265)	64	16,502	(1,735)
Finance, Dept. of	49	11,003	(1,296)	49	11,003	(1,296)
Insurance, Dept. of	62	18,833	3,660	65	19,371	3,122
Human Resources, Div. of	37	10,989	(323)	37	11,030	(364)
Performance Evaluations	15	3,132	(1,180)	16	3,296	(1,344)
Attorney General, Office of	31	8,026	948	34	8,494	480
Legislature, House / Senate	23	5,498	0	23	5,498	0
Business Enterprise Program	0	508	0	0	508	0
Facility Totals	393	112,717	86	408	115,226	(2,423)
<b>Len B. Jordan Building</b>						
Administration, Dept. of	68	14,003	(3,686)	81	16,117	(5,800)
Education, Dept. of	126	31,865	(5,539)	132	32,776	(6,450)
State Board of Education	22	5,404	(736)	24	5,768	(1,100)
Prof. - Tech. Education / CIS	47	11,199	(462)	47	11,199	(462)
Vocational Rehabilitation, Div.	20	4,733	184	20	4,733	184
Attorney General, Office of	33	7,810	(1,347)	35	8,141	(1,678)
Business Enterprise Program	9	4,112	0	9	4,112	0
Idaho Central Credit Union	5	983	(285)	5	983	(285)
Facility Totals	330	80,109	(11,871)	353	83,829	(15,591)
<b>State Parking Garage</b>						
Administration, Dept. of	35	24,592	(4,910)	38	24,592	(4,910)
Education, Dept. of	0	550	0	0	550	0
Governor, Office of	0	156	0	0	156	0
Attorney General, Office of	0	156	0	0	156	0
Geology / Shorthand	0	279	0	0	279	0
Health and Welfare, Dept. of	0	656	0	0	656	0
Facility Totals	35	26,389	(4,910)	38	26,389	(4,910)

5 and 10 Year Projections Continued on Page 47

# Facility Space Assessment, Cont.

## Existing Conditions

INVENTORY BY FACILITY	Year 2000					
	EXISTING SQR. FT. (1)	FTES (2)	OTHER STAFF (3)	SQR. FT. (Per FTE) (4)	RECOM. SQR. FT. (5)	SQR. FT. SURP. / DEF. (6)
<b>Pete T. Cenarrusa Building</b>						
Health and Welfare, Dept. of	118,127	540	12	214	121,642	(3,515)
NW Power Planning Council	2,131	6	0	355	2,633	(502)
Facility Totals	120,258	546	12	216	124,275	(4,017)
<b>Division of Public Works Building</b>						
Administration, Dept. of	7,808	28	0	279	8,192	(384)
<b>Commission for the Blind Building</b>						
Commission for the Blind	28,234	30	0	941	37,445	(9,211)
Business Enterprise Program	2,066	0	0	2,066	2,066	0
Facility Totals	30,300	30	0	1,010	39,511	(9,211)
<b>Alexander House</b>						
Arts, Commission on the	2,959	11	0	269	2,974	(15)
<b>954 Jefferson Building</b>						
Lands, Dept. of	26,159	61	0	429	20,166	5,993
Juvenile Corrections, Dept. of	7,174	28	0	256	6,249	925
Facility Totals	33,333	89	0	375	26,415	6,918
<b>County Courthouse Building</b>						
Facility Totals	38,641	-	-	-	-	-
<b>Supreme Court Building</b>						
Supreme Court	53,140	61	0	871	56,506	(3,366)
<b>State Library Building</b>						
State Library	22,567	45	4	461	24,902	(2,335)
Hist. Soc. Library and Archives	8,282	13	0	637	9,301	(1,019)
Facility Totals	30,849	58	4	498	34,203	(3,354)
<b>Industrial Administration Building</b>						
Labor, Dept. of	53,494	248	10	207	54,335	(841)
Industrial Commission	24,860	94	3	256	24,994	(134)
Business Enterprise Program	1,683	4	0	421	1,683	0
Facility Totals	80,037	346	13	223	81,012	(975)
<b>3rd Street Annex Building</b>						
Labor, Dept. of	22,467	52	4	401	23,576	(1,109)
<b>Assay Office</b>						
Hist. Soc. Historic Pres. Office	5,299	7	5	442	3,988	1,311
<b>Capitol Park Plaza Building</b>						
Facility Totals	28,470	-	-	-	-	-
<b>590 Washington Building</b>						
Health and Welfare, Dept. of	4,150	15	0	277	4,191	(41)
<b>Capitol Mall Totals</b>	774,896	2,231	154	325	743,427	31,469
<b>Capitol Mall Totals (Space in Use)</b>	707,785	2,231	154	297	743,427	(35,642)

(1) "Useable" = "Rentable" - "Common" (2) Most Contract and Non-Permanent Employees Not Included

(3) Contract and Non-Permanent Employees (4) Includes all FTES and Other Staff (5) See Space Planning Guides



## 5 and 10 Year Projections

INVENTORY BY FACILITY	Year 2005			Year 2010		
	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)	FTES / OTHER (4)	RECOM. SQR. FT. (1) (5)	SQR. FT. SURP. / DEF. (6)
<b>Pete T. Cenarrusa Building</b>						
Health and Welfare, Dept. of	572	124,678	(6,551)	577	125,423	(7,296)
NW Power Planning Council	8	2,937	(806)	8	2,937	(806)
Facility Totals	580	127,615	(7,357)	585	128,360	(8,102)
<b>Division of Public Works Building</b>						
Administration, Dept. of	31	8,694	(985)	34	9,196	(1,458)
<b>Commission for the Blind Building</b>						
Commission for the Blind	35	38,112	(9,878)	39	38,616	(10,382)
Business Enterprise Program	3	2,066	0	3	2,066	0
Facility Totals	38	40,178	(9,878)	42	40,682	(10,382)
<b>Alexander House</b>						
Arts, Commission on the	11	2,974	(15)	11	2,974	(15)
<b>954 Jefferson Building</b>						
Lands, Dept. of	63	20,470	5,689	63	20,470	5,689
Juvenile Corrections, Dept. of	41	8,446	(1,272)	51	10,141	(2,967)
Facility Totals	104	28,916	4,417	114	30,611	2,722
<b>County Courthouse Building</b>						
Supreme Court	-	-	-	-	-	-
<b>Supreme Court Building</b>						
Supreme Court	67	57,553	(4,413)	67	57,553	(4,413)
<b>State Library Building</b>						
State Library	58	27,223	(4,656)	65	29,555	(6,988)
Hist. Soc. Library and Archives	18	13,317	(5,035)	20	13,786	(5,504)
Facility Totals	76	40,540	(9,691)	85	43,341	(12,492)
<b>Industrial Administration Building</b>						
Labor, Dept. of	291	58,465	(4,971)	321	62,136	(8,642)
Industrial Commission	101	25,662	(802)	104	26,103	(1,243)
Business Enterprise Program	5	1,683	0	5	1,683	0
Facility Totals	397	85,810	(5,773)	430	89,922	(9,885)
<b>3rd Street Annex Building</b>						
Labor, Dept. of	58	23,879	(1,412)	60	24,183	(1,716)
<b>Assay Office</b>						
Hist. Soc. Historic Pres. Office	13	4,223	1,076	15	4,595	704
<b>Capitol Park Plaza Building</b>						
Facility Totals	-	-	-	-	-	-
<b>590 Washington Building</b>						
Health and Welfare, Dept. of	17	4,771	(621)	19	5,074	(924)
<b>Capitol Mall Totals</b>	<b>2,581</b>	<b>778,371</b>	<b>(3,475)</b>	<b>2,730</b>	<b>798,677</b>	<b>(23,781)</b>
<b>Capitol Mall Totals (Space in Use)</b>	<b>2,581</b>	<b>778,371</b>	<b>(70,586)</b>	<b>2,730</b>	<b>798,677</b>	<b>(90,892)</b>

(6) Space Surplus or Deficiency Comparing Existing and Recommended Square Footages

# Parking Space Assessment

## Existing Conditions

INVENTORY BY LOCATION		Year 2000				
		TOTAL SPACES	SPACES IN USE	LOADING AREAS	OWNED / LEASED	TYPE OF FACILITY
<b>P1</b>	8th and State	102	102	0	Owned	Paved Lot
<b>P2</b>	Joe R. Williams	7	7	0	Owned	Paved Lot
<b>P3a</b>	Len B. Jordan	24	24	1	Owned	Paved Lot
<b>P3b</b>	7th and Washington	129	129	0	Owned	Paved Lot
<b>P3c</b>	6th and Washington	27	27	0	Owned	Paved Lot
<b>P4</b>	State Parking Garage	567	567	1	Owned	P. Garage
<b>P5</b>	Pete T. Cenarrusa	66	66	3	Owned	Paved Lot
<b>P6</b>	Division of Public Works	48	48	2	Owned	Paved Lot
<b>P7a</b>	Commission for the Blind	43	43	0	Owned	Paved Lot
<b>P7b</b>	3rd and Washington	24	24	0	Owned	Gravel Lot
<b>P8</b>	Alexander House	12	12	0	Owned	Gravel Lot
<b>P9a</b>	10th and Jefferson	27	27	0	Owned	Paved Lot
<b>P9b</b>	10th and Bannock	27	27	0	Leased	Paved Lot
<b>P10</b>	County Courthouse	83	-	1	Owned	Paved Lot
<b>P11</b>	Supreme Court	42	42	1	Owned	Paved Lot
<b>P12</b>	State Library	28	28	2	Owned	Paved Lot
<b>P13a</b>	Industrial Administration	157	157	1	Owned	Paved Lot
<b>P13b</b>	4th and Bannock	75	75	0	Leased	Gravel Lot
<b>P14a</b>	Annex / Job Service	45	45	0	Owned	Paved Lot
<b>P14b</b>	Annex / Idaho Power	36	36	0	Leased	Paved Lot
<b>P15</b>	Assay Office	12	12	0	Owned	Paved Lot
<b>P16</b>	Capitol Park Plaza	24	-	0	Owned	Paved Lot
<b>P17</b>	590 Washington	28	28	0	Owned	Paved Lot

Parking Space Totals **1,633 1,526 12**

- Total Facility Square Footage (Useable / In Use by State) **707,785**
- Total FTES and Other Personnel **2,385**
- Useable Square Feet per Parking Space **464**
- FTES and Other Personnel per Parking Space **1.56**



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## *Parking Space Assessment*

### *Short Term Development Scenario*

COURTHOUSE BUILDING REMODEL AND NORTH ADDITION  
86,583 Useable Square Feet

NEW WASHINGTON STREET PARKING STRUCTURE  
650 Spaces on (1) Below Grade and (5) Above Grade Levels

NEW FRANKLIN STREET PARKING LOT  
(35) Surface Parking Spaces

■ Total Parking Spaces (1)	2,055
■ Total Facility Square Footage (Useable / In Use by State)	794,368
■ Total FTES and Other Personnel (With 5 Year Internal Growth and Some Staff Relocations) (2)	2,705
■ Useable Square Feet per Parking Space	<b>387</b>
■ FTES and Other Personnel per Parking Space	<b>1.32</b>

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## *Parking Space Assessment*

### *Mid Term Development Scenario*

PETE T. CENARRUSA BUILDING OFFICE TOWER ADDITION OPTION  
118,000 Useable Square Feet

■ Total Parking Spaces (1)	2,029
■ Total Facility Square Footage (Useable / In Use by State)	912,368
■ Total FTES and Other Personnel (With 10 Year Internal Growth and Additional Staff Relocations) (3)	3,090
■ Useable Square Feet per Parking Space	<b>450</b>
■ FTES and Other Personnel per Parking Space	<b>1.52</b>

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Additional Mid Term or Long Term facility development would require on-site parking in conjunction with the development or supplemental parking on the 8th Street or Division of Public Works blocks.

(1) Existing in use spaces plus net increase or decrease from project(s) listed above.

(2) ± 124 possible staff relocations from State Leased Facility Inventory.

(3) ± 360 possible staff relocations from State Leased Facility Inventory.



*Pedestrian Concourse  
Phase I in Foreground*



*County Courthouse Remodel  
and Expansion*

# ***Capital Improvement Phasing***

## ***Short Term***

- County Courthouse Remodel / Expansion
- Washington Street Parking Structure
- Franklin Street Parking Lot
- Pedestrian Concourse / Phase 1

## ***Mid Term***

- Pete T. Cenarrusa Building Office Tower Addition
- State Library Block Office Building
- Bannock Street Parking Lot
- Pedestrian Concourse, Phase 2

## ***Long Term \****

- 3<sup>rd</sup> Street Office / Parking Facility
- Pedestrian Concourse / Phase 3
- 8<sup>th</sup> Street Office / Parking Facility
- Courthouse Block Office Buildings

\* Long Term Capital Improvement planning and cost projections are beyond the scope of this study and therefore not contained in this report.

## ***Section III***

# ***Capital***

# ***Improvements***





## Short Term Capital Improvements

Short term accomodation of internal growth and staff relocations  
to and within Capitol Mall

Hard Costs

Soft Costs  
(± 15%)

Total Cost

### County Courthouse Remodel / Expansion

- 8-Stories plus Basement / 86,583 useable s.f.  
Refer to Capitol Mall Master Plan Appendix, Part B, for  
derivation of costs.

Minimum Project Scope:

\$15,248,000	\$2,093,500	\$17,341,500
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Maximum Project Scope:

\$16,261,000	\$2,232,000	\$18,493,000
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### Washington Street Parking Structure

- 5-Stories plus Basement / 650 Parking Spaces  
650 Spaces @ \$7,150 / Space =

\$4,650,000

\$690,000

\$5,340,000\*

### Franklin Street Parking Lot

- 35 Parking Spaces  
Lump Sum Cost=

\$70,000

\$11,000

\$81,000

### Pedestrian Concourse / Phase 1

- 10,000 s.f. Street with Infrastructure @ \$5.00 =
- 35,000 s.f. Concourse with Infrastructure @ \$11.00 =
- 40,000 s.f. Landscaping @ \$2.00 / s.f. =

\$50,000

\$385,000

\$80,000

\$77,000

\$592,000

Totals (Min. Scope)

**\$20,483,000**

**\$2,871,500**

**\$23,354,500\***

Totals (Max. Scope)

**\$21,496,000**

**\$3,010,000**

**\$24,506,500\***

\* If relocation of geothermal production well is  
required, total cost could increase by \$800,000.

# Mid Term Capital Improvements

Long term accomodation of internal growth and staff relocations  
to and within Capitol Mall

Hard Costs

Soft Costs  
(± 15%)

Total Cost

Option A\*

## ***P.T.C. Building Office Tower Addition***

- 10-Stories plus Basement Support Space / 118,000 useable s.f.  
142,000 gross s.f. @ \$110.00 / s.f. =

\$15,620,000      \$2,350,000      \$17,970,000

Option B\*

## ***State Library Block Office Building***

- 3-Stories plus Basement Parking / 50,000 useable s.f. / 64 Spaces  
93,000 gross s.f. @ \$100.00 / s.f. =

\$9,300,000      \$1,400,000      \$10,700,000

## ***Bannock Street Parking Lot***

- 70 Parking Spaces  
Lump Sum Cost=

\$140,000      \$21,000      \$161,000

## ***Pedestrian Concourse / Phase 11***

- 18,000 s.f. Concourse with Infrastructure @ \$11.00 =
- 12,000 s.f. Landscaping @ \$2.00 / s.f. =

\$198,000

\$24,000

\$33,000

\$255,000

Totals with Option A Only

**\$15,982,000**

**\$2,404,000**

**\$18,386,000**

Totals with Option B Only

**\$9,662,000**

**\$1,454,000**

**\$11,116,000**

Totals with Option A and B

**\$25,282,000**

**\$3,804,000**

**\$29,086,000**

\* Decisions with regard to Option A and Option B  
will be dependent primarily upon the demand for  
Capitol Mall space by agencies, divisions, and  
bureaus not currently located on Capitol Mall.



# Capitol Mall Development Concepts

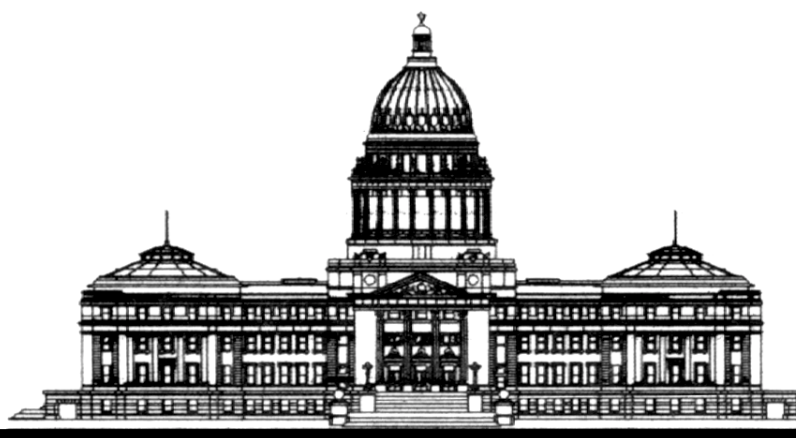


- Legend**
- Existing State Owned Facility
  - Future Facility (Short Term)
  - Future Facility (Mid Term)
  - Future Facility (Long Term)
  - Proposed Capitol Mall District Boundary
  - State Owned Land
  - Proposed Pedestrian Concourse
  - State Parking Lot ("L" Leased)
  - Proposed Washington / Jefferson Couplet
  - Existing Pedestrian Tunnel
  - Proposed Pedestrian Tunnel

- Existing Facilities**
- 1 State Capitol Building
  - 2 Joe R. Williams Building
  - 3 Len B. Jordan Building
  - 4 State Parking Garage
  - 5 Pete T. Cenarrusa Building
  - 6 Division of Public Works Building
  - 7 Comm. for the Blind Building
  - 8 Alexander House
  - 9 954 Jefferson Building
  - 10 County Courthouse Building
  - 11 Supreme Court Building
  - 12 State Library Building
  - 13 Industrial Administration Building
  - 14 3rd Street Annex Building
  - 15 Assay Office
  - \* 16 Capitol Park Plaza Building
  - \* 17 590 Washington Building
  - \* 18 800 W. State Building \*\*
  - \* 19 512 W. Bannock Building \*\*

- Proposed Capital Improvements**
- A County Courthouse Remodel / Expansion
  - B Washington Street Parking Structure
  - C Pedestrian Concourse
  - D State Library Block Office Building
  - E PTC Building Office Tower Addition
  - F Office / Parking Facility
  - G Office / Parking Facility
  - H Potential Long Term Expansion

\* Department of Lands Endowment Fund Property  
\*\* Facility not included in this study



Capitol Mall

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# Pedestrian Concourse Concept





# *Pedestrian Concourse Concept Graphics*



*Pedestrian Concourse at 6th Street*



*Pedestrian Concourse Looking East*



*Existing View Looking East*



*Pedestrian Concourse Looking South*



# ***Courthouse Remodel and Expansion Plan***

## ***Objective***

The major objective of the remodel and expansion plan for the Ada County Courthouse building is to provide the best possible use of the site and the existing building at a reasonable cost to the State. Several factors affect planning decisions related to this objective. These include:

- Condition of the existing building, including basic structure, building systems, finishes, and exterior surfaces.
- Adaptability of the building for State use.
- Life safety and general usability.
- Potential for major alterations and / or additions.
- Projected Capitol Mall space needs and the ability of the existing building, together with possible additions, to meet these needs.
- Historical attributes of the building and its contribution to the historic fabric of Capitol Mall and the downtown area.
- Costs associated with various development options.

## ***Development Options***

Several development options were evaluated using the factors listed above. These options are as follows:

1. **Use the existing building in its present form** with modifications to provide life safety and usability consistent with a modern office building.

This option is not considered advisable as the work required to provide exiting, accessibility (elevators, etc.), restrooms, and mechanical and electrical systems would be overly expensive in order to realize only a small gain in useable office area for Capitol Mall.

2. **Retain the existing building and construct major addition(s)** to provide a total useable office area consistent with projected Capitol Mall needs over a five year period.

This option has been selected and developed for the following reasons:

- The existing building can be brought up to reasonable life safety, accessibility, circulation, and comfort levels by utilizing stairways, elevators, restrooms, and building systems provided in the new addition.
- The overall costs are reasonable primarily due to the low acquisition cost of the Courthouse building.
- The existing building, together with a large addition, can meet projected additional Capitol Mall office space needs for five years.
- This option retains the historic building and site relationships deemed desirable for Capitol Mall.

3. **Demolish the existing building and construct a new building on the site** with an equivalent amount of useable space as Option 2 above.

This option is certainly feasible and provides a cost effective alternative to a remodeling and addition project. The overall costs, however, are not significantly different and the State would lose a valuable historic asset with features that could not be replaced without excessive expense.



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## ***Structural and Building Systems Condition***

The existing County Courthouse building is cast in place concrete construction and is structurally sound. Some lateral bracing and anchoring of exterior features is necessary for safety. The building mechanical, electrical, and data / communications systems require either substantial upgrading or total replacement. All existing and new spaces require fire sprinkling and fire alarm systems.

## ***Design Features***

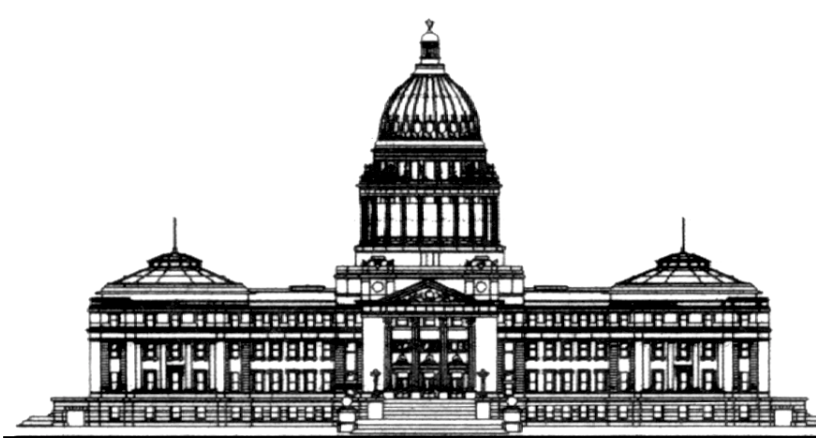
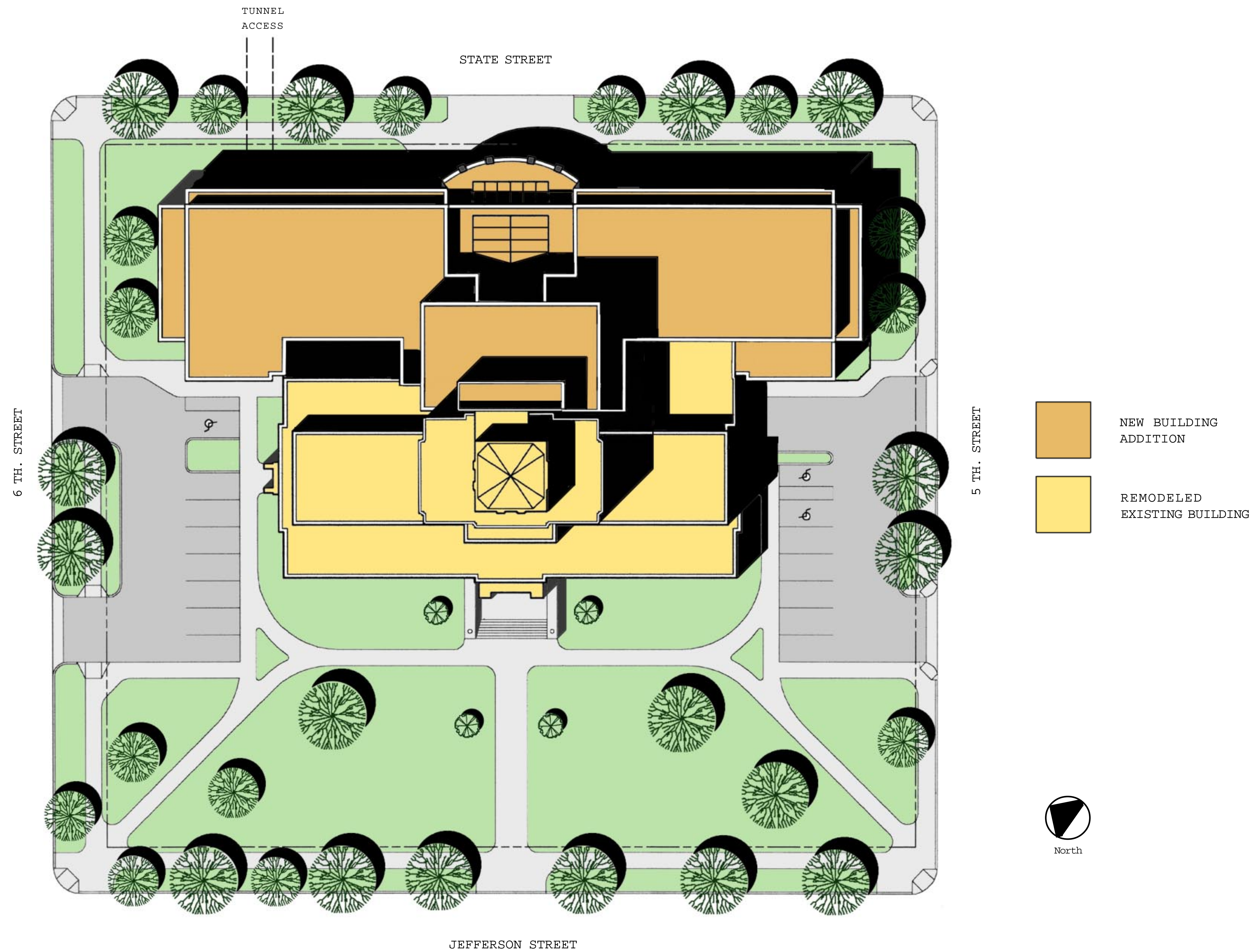
Several features of note incorporated into the project design are as follows:

- North addition that maintains the general appearance and height of the existing building and creates a new facade on Capitol Mall.
- New major entry on the north (State Street) side of the building with a three story atrium space that effectively re-orientes the main building entry to Capitol Mall.
- Conversion of existing courtrooms on the third floor to large conference / hearing rooms for use by Capitol Mall agencies and the State Legislature.
- Tunnel connection to the existing Capitol Mall tunnel system.

Appendix Part B contains complete schematic design drawings and other information which fully explains the design of the Courthouse project.



# Courthouse Site Plan



Capitol Mall

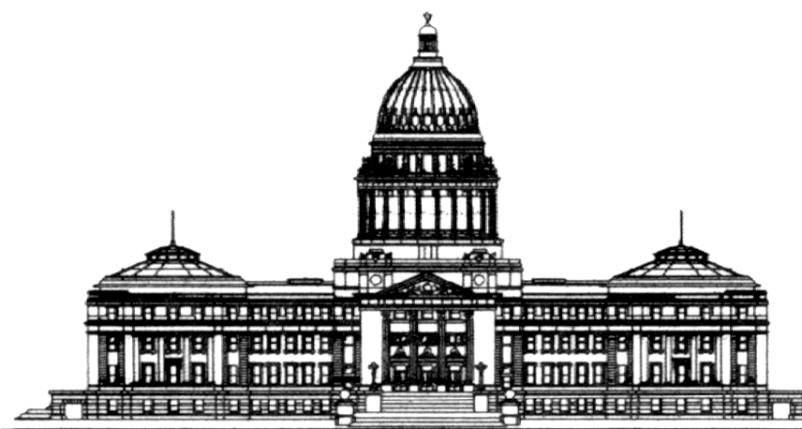
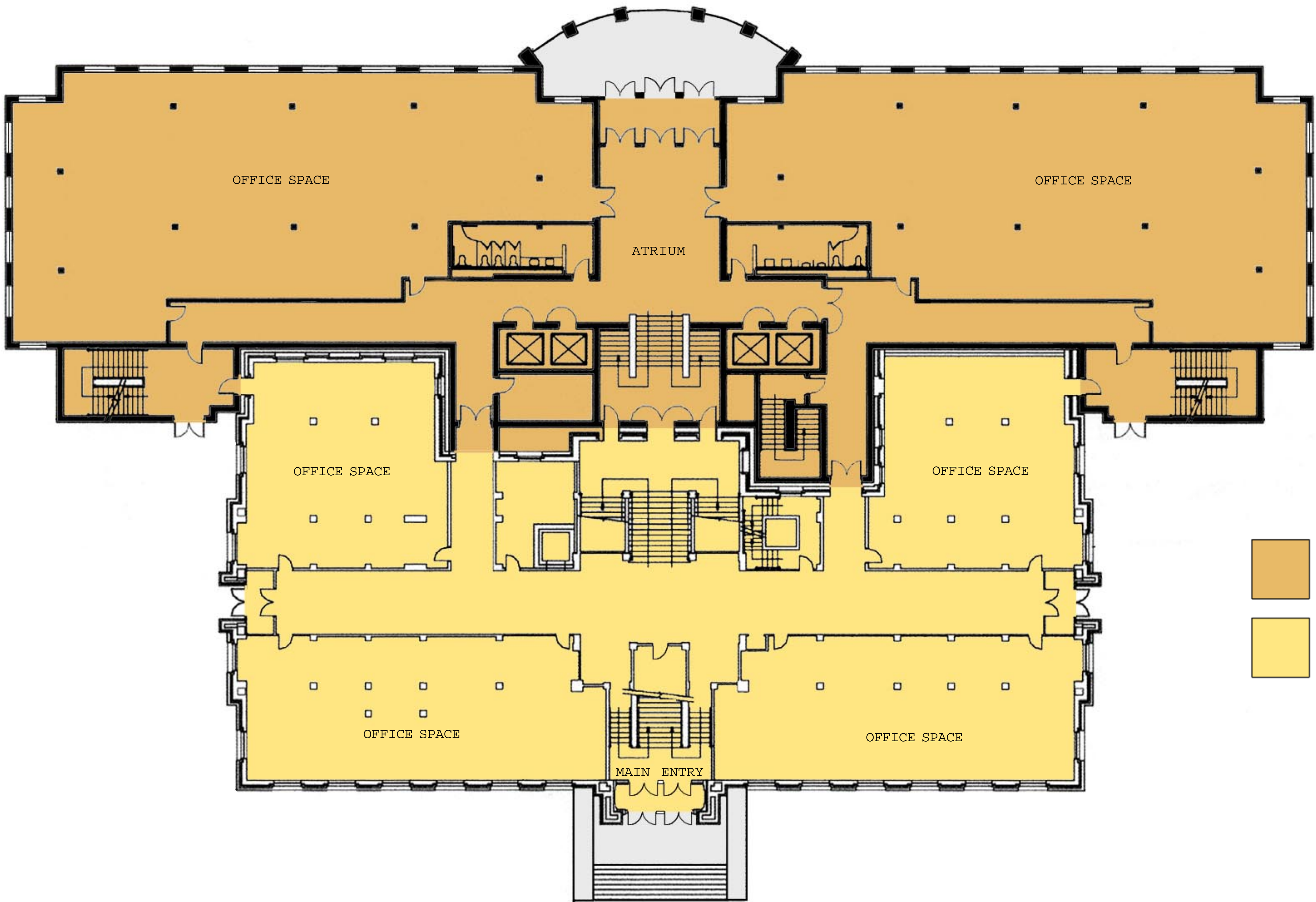
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# Courthouse First Floor Plan



Capitol Mall

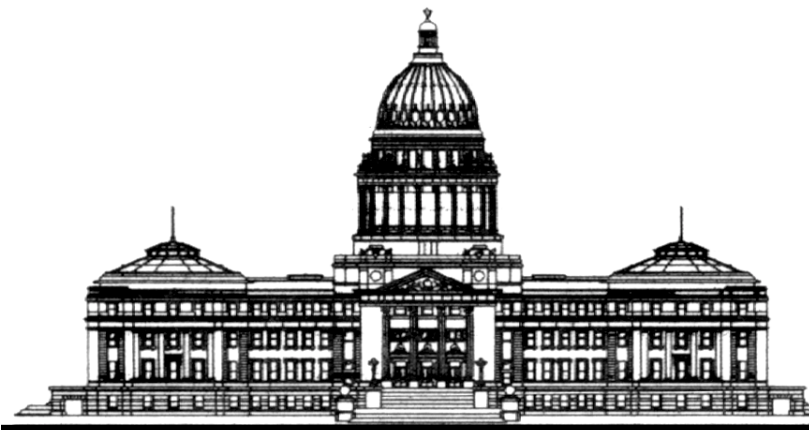
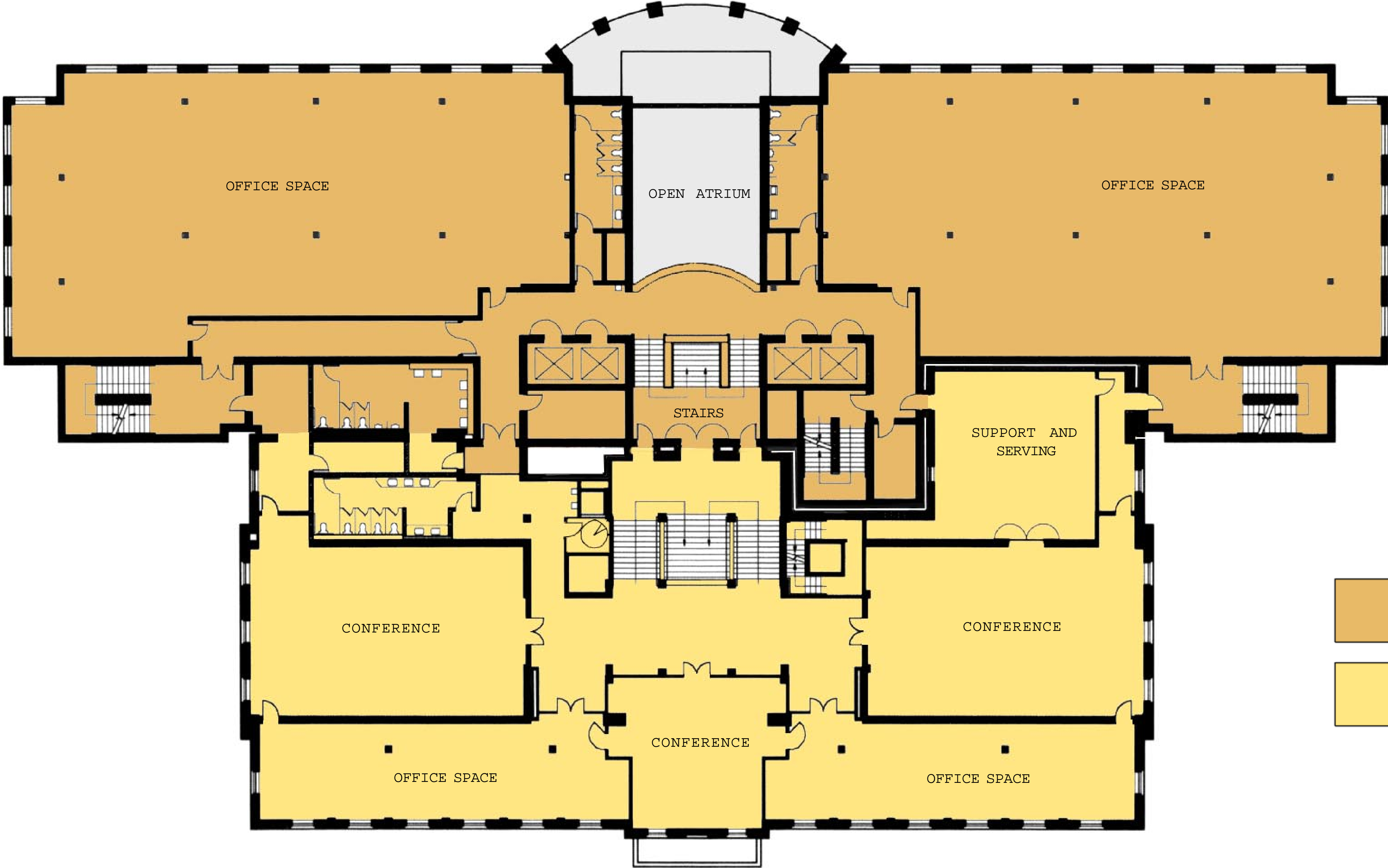
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Courthouse Third Floor Plan



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Courthouse Exterior



Remodeled Building with North Addition in Foreground



New North Addition and Entrance



Existing View From East



Existing View From North